

URM Code Enforcement

Subapplicant information

Name of federal agency

FEMA

Type of submission

Application

WASHOE COUNTY

1001 E 9TH ST
RENO, NV 89512 United States

State	UEI-EFT	DUNS #	EIN #
NV	GPR1NY74XPQ5	073786998	886000138

Subapplicant type

Local Government

Is the subapplicant subject to review by Executive Order 12372 Process?

No - Not selected

Is the subapplicant delinquent on any federal debt?

No

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Status: Submitted to
recipient

Contact information

Subrecipient Authorized Representative (SAR)

Kelly Echeverria	Primary phone	Mailing address
kecheverria@washoecou		

Point(s) of contact

Francisco Ceballos Program Coordinator	Primary phone	Additional phones	Mailing address
FCeballos@washoecount	7752244109 Work	7753795995 Work	5195 Spectrum Blvd Reno NV 89512
	Fax		

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Community

Please provide the following information. If the Congressional district number for your community does not display correctly, please contact your State NFIP coordinator.

Add Communities

Please find the community(ies) that will benefit from this mitigation activity by clicking on the Find communities button. If needed, modify the Congressional District number for each community by entering the updated number under the U.S. Congressional District column for that community. When finished, click the Continue button. NOTE: You should also notify your State NFIP coordinator so that the updated U.S. Congressional District number can be updated in the Community Information System (CIS) database.

Community name	County code	CID number	CRS community	CRS rating	U.S. Congressional District
PYRAMID LAKE PAIUTE TRIBE	031	320039	N		
RENO SPARKS INDIAN COLONY	031	320040	N		
RENO, CITY OF	031	320020	N		1
SPARKS, CITY OF	031	320021	N		1
WASHOE COUNTY*	031	320019	Y	6	1

Please provide any additional comments below (optional).

Attachments

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Mitigation plan

Please provide your plan information below.

Is the Subapplicant entity that will benefit from the proposed activity covered by the current FEMA approved multi-hazard mitigation plan in compliance with 44 CFR Part 201? **Yes**

Please provide plan detail

Plan name	Plan type	Plan approval
Washoe County Regional Hazard Mitigation Plan	Local Multijurisdictional Multi-Hazard Mitigation Plan	date 09/24/2025

Proposed activity description

This project will inform property owners that their buildings contain unreinforced masonry (URM) and educate them about related building code requirements and seismic risks. The outreach effort will include developing an educational storyboard, distributing targeted mailers and doorhangers, producing public service announcements, installing billboards, and hosting community workshops. Together, these activities will raise awareness of URM hazards, promote code compliance, and encourage property owners to pursue safety improvements that reduce earthquake risk.

Please provide any additional comments below (optional).

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Scope of work

The project Scope of Work (SOW) identifies the eligible activity, describes what will be accomplished and explains how the mitigation activity will be implemented. The mitigation activity must be described in sufficient detail to verify the cost estimate. All activities for which funding is requested must be identified in the SOW prior to the close of the application period. FEMA has different requirements for project, planning and management cost SOWs.

Subapplication title (include type of activity and location)

URM Code Enforcement

Do any of the following apply for this project?

None

Activities

Primary activity type

Codes and standards

Primary sub-activity type

Technical assistance and training of new codes

Secondary activity type (Optional)

Geographic areas description

Washoe County, City of Reno, City of Sparks, Reno-Sparks Indian Colony, and Pyramid Lake Paiute Tribe

Community lifelines

Primary community lifeline

Not applicable

Primary sub-community lifeline

Secondary community lifeline (optional)

Hazard sources

Primary hazard source

Earthquake

Secondary hazard source (optional)

Tertiary hazard source (optional)

Is this a phased project?

No

Are you doing construction in this project?

No

Percentage of population impacted

20

Provide detailed description of population impacted

In a seismic event that triggers unreinforced masonry (URM) failures, areas with URMs would experience significant life-safety impacts due to their dense mix of residents, workers, visitors, and vulnerable populations concentrated in older commercial and mixed-use corridors. These areas contain some of the county's highest concentrations of URM structures, placing people inside these buildings—and pedestrians along busy, walkable streets—at elevated risk from collapsing walls, falling bricks, and debris. High daytime activity, limited open space, and the proximity of buildings amplify potential injuries, blocked evacuation routes, and disruptions to essential services. Because of these conditions, the population represents a high-impact, high-exposure group during URM failures, underscoring the need for proactive mitigation measures to reduce the likelihood of casualties and enhance community resilience.

Provide a clear and detailed description of your proposed activity

This project will implement a comprehensive public outreach campaign to notify property owners that their buildings contain unreinforced masonry and to educate them about the related building code requirements and seismic risks. Over six months, the project will develop and distribute educational materials—including a storyboard, mailers, doorhangers, PSAs, and billboards—and will host community workshops to support awareness, understanding, and voluntary safety improvements.

How will the mitigation activity be implemented?

Start - Award is accepted Month 1 - Initiate project Month 2 - 5 - Project implementation Month 6 - Complete project Month 7 - Close out grant

Describe how the project is technically feasible and will be effective in reducing the risk by reducing or eliminating damage to property and/or loss of life in

The project is technically feasible because it uses well-established outreach methods that can be quickly produced and delivered using

the project area. Please include engineering design parameters and references to the following: preliminary schematic or engineering drawings/design; applicable building codes; engineering practices and/or best practices; level of protection (e.g., life safety, 100-yr flood protection with freeboard, 100-yr wind design, etc.):

Who will manage and complete the mitigation activity?

Will the project address the hazards identified and what risks will remain from all hazards after project implementation (residual risk)?

existing county communication channels and property data. By directly informing owners of unreinforced masonry buildings about their seismic risks and applicable code requirements, the campaign overcomes the primary barrier to mitigation—lack of awareness. This targeted education encourages voluntary retrofits and safer decision-making, reducing the likelihood of building collapse, lowering potential property losses, and improving life safety during future earthquakes in Washoe County.

Washoe County Emergency Management's Mitigation Program Coordinator, Sabrina Brasuell, will manage and complete the activity under the guidance of the Emergency Management Administrator.

Yes. The project directly addresses the seismic hazard associated with unreinforced masonry (URM) buildings by informing property owners that their structures are at higher risk of collapse during earthquakes. By raising awareness of the presence of URM, explaining relevant building code requirements, and providing clear guidance on seismic risks, the outreach campaign helps motivate voluntary retrofits, structural evaluations, and safer decision-making. This increased awareness supports long-term risk reduction by encouraging mitigation actions that strengthen buildings and reduce the likelihood of injury, death, and structural failure during a seismic event. Some risk will remain because outreach alone does not physically retrofit buildings. Property owners may not take action immediately due to financial, logistical, or personal constraints. URM structures will therefore continue to pose some level of collapse risk until they are upgraded or replaced. Additional residual risks include broader seismic impacts not addressed by this campaign, such as infrastructure damage, utility disruptions, or impacts on non-URM buildings. However, by substantially increasing awareness and prompting voluntary mitigation, the project meaningfully reduces overall community vulnerability while leaving only those risks that require long-term investment and structural improvements to fully address.

When will the mitigation activity take place?

As soon as the award is accepted by the Board of County Commissioners.

Explain why this project is the best alternative. What alternatives were considered to address the risk and why was the proposed activity considered the best alternative?

The outreach campaign is the best alternative because it provides the fastest, most cost-effective way to reduce seismic risk by directly informing URM property owners of their buildings’ vulnerabilities and encouraging voluntary mitigation. More complex alternatives—such as mandatory retrofit ordinances, financial incentive programs, or countywide structural assessments—were considered but rejected due to high cost, long timelines, and administrative complexity. This project offers immediate, achievable risk-reduction benefits by overcoming the primary barrier of limited awareness and motivating property owners to take actions that improve life safety and reduce potential earthquake damage.

Please identify the entity that will perform any long-term maintenance and provide a maintenance, schedule and cost information. The subapplicant or owner of the area to be mitigated is responsible for maintenance (including costs of long-term care) after the project is completed?

Washoe County will continue outreach efforts in the most efficient and effective manner available following the conclusion of this project.

Additional comments (optional)

Attachments

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Schedule

Specify the work schedule for the mitigation activities.

Add tasks to the schedule

Please include all tasks necessary to implement this mitigation activity; include descriptions and estimated time frames.

Task Name Award Acceptance	Start Month 1	Task Duration (in Months) 1 months	Task Description Award is received, accepted at the Board of County Commissioners, and signed by the Emergency Management Administrator.
Task Name Project Implementation	Start Month 2	Task Duration (in Months) 6 months	Task Description Implement a comprehensive public outreach campaign to notify property owners that their buildings contain unreinforced masonry and to educate them about the related building code requirements and seismic risks. Over six months, the project will develop and distribute educational materials—including a storyboard, mailers, doorhangers, PSAs, and billboards—and will host community workshops to support awareness, understanding, and voluntary safety improvements.
Task Name Complete Project	Start Month 7	Task Duration (in Months) 1 months	Task Description Finalize project deliverable summary and report. Report to the Board of County Commissioners, City Councils, and Tribal Councils.

Task Name Close Out Grant Award	Start Month 8	Task Duration (in Months) 1 months
Task Description Submit final documentation to close the grant award.		

Estimate the total duration of your proposed activities (in months). **8**

Proposed project start and end dates

Start Date	2027-01-11
End Date	2027-10-22

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Location

Introduction

Project location

Provide a detailed description of the proposed project's location.

Washoe County is located along the eastern slopes of the Carson Range of the Sierra Nevada mountains in western Nevada. Washoe County was created in 1861 as one of the original nine counties of the Nevada Territory. It was named after the Washoe people who originally inhabited the area. It was consolidated with Roop County in 1864. Reno: Incorporated in 1903, the “Biggest Little City in the World” is the County seat. The growing city measures 103 square miles and is home to 273,448 individuals. The city is in southern Washoe County on the eastern slope of the Sierra Nevada range in the Truckee Meadows basin. Sparks: Incorporated in 1905, the City of Sparks covers approximately 36 square miles east of the City of Reno and is home to a growing population, currently estimated at 109,226. Tribal lands in the County include the Pyramid Lake Indian Reservation (covering approximately 306,273 acres in Eastern Washoe County) and the Reno-Sparks Indian Colony, which consists of a 28-acre urban campus in Reno, 15,426 acres in Hungry Valley, and various commercial locations in the region. The land administered by the Bureau of Indian Affairs covers approximately 486,629 acres.

Latitude

39.589800

Longitude

-119.799700

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Project benefiting area

Provide a detailed description of the proposed project's benefiting area.

Washoe County, the City of Reno, the City of Sparks, Pyramid Lake Paiute Tribe, and Reno-Sparks Indian Colony

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Project impact area

Provide a detailed description of the proposed project's impact area.

<https://gis.washoecounty.us/wrms/?auth=1&lat=39.49152899349399&lon=-119.85432582110755&scale=288895.2771>
Every black circle with a yellow house inside is a URM. There are over 3,000 across all 5 jurisdictions.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
Reno and Sparks URM.png	07/06/2026	kecheverria@washoecounty.gov	Location project impact area Attachments	No description given.	
Washoe County URM Broad View.png	07/06/2026	kecheverria@washoecounty.gov	Location project impact area Attachments	No description given.	

Project site inventory

Does this project subapplication propose to mitigate a property/structure(s)? (**No**
Examples: residential home, commercial building, bridge, fire station, levee, pumping station, wastewater treatment plant, telephone pole, electric line, etc.)

Please [download the excel template](#), and then fill out the template with building or infrastructure data.

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Budget

Budget cost estimate and management cost (optional) should directly link to your scope of work and work schedule. You must add at least one item(s) greater than \$0 for your cost estimate. Once you have added item(s) for your cost estimate, you may then add the item(s) for management cost (optional). As necessary, please adjust your federal/non-federal cost shares and add the non-federal funding source(s) you are planning to use this project. Once you have completed this section, please click the Continue button at the bottom of this page to navigate to the next section.

Add budget cost types and item(s)

Click the Add cost type button below to add cost type cost estimate and then click the Add item(s) button to add the item(s) for the cost estimate. After adding items to your cost estimate, you may then select Add cost type button again to add management costs (optional) and applicable items.

Grand total: \$20,000.00

Budget type: Non construction

►	Cost type: Cost estimate	\$20,000.00
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Program income (optional)

Cost share

Cost share or matching means the portion of project costs not paid by federal funds.

Proposed federal vs. non-federal funding shares

Hazard Mitigation Assistance (HMA) funds may be used to pay up to 75% federal share of the eligible activity costs. For Building Resilient Infrastructure and communities (BRIC), small impoverished communities may be eligible for up to 90% federal share. For Flood Mitigation Assistance (FMA), and severe repetitive loss (SRL) properties may be eligible for up to 100% federal share. Repetitive loss (RL) properties may be eligible for up to 90% federal share.

Cost estimate

	%	\$ Dollar amount
	Percentage	

Is this a small impoverished community? ⓘ This determines your federal/non-federal share ratio. No	Proposed federal share	75.00	15000.00
	Proposed non-federal share	25.00	5000.00
	Based on total budget cost: \$20,000.00		

Non-federal funding sources here

That portion of the total costs of the program provided by the non-federal entity in the form of in-kind donations or cash match received from third parties or contributed by the agency. In-kind contributions must be provided and cash expended during the project period along with federal funds to satisfy the matching requirements.

Funding source	% Non-federal share by source	Funding amount
▶ Funding source: Employee Payroll	100.00%	\$5,000.00

Additional comments.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
Grant Match Commitment Letter.pdf	07/06/2026	kecheverria@washoecounty.gov	Budget Attachments	No description given.	

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Cost-effectiveness

How was cost-effectiveness determined for this project?

☒ Not applicable

Please explain why this project is not applicable.

Cost-effectiveness was determined by evaluating the project’s low implementation cost (\$15,000) against the potential avoided losses associated with unreinforced masonry (URM) building failures during seismic events. Because URM collapse poses a high risk of casualties, structural damage, and emergency response costs, even modest increases in owner awareness and voluntary mitigation can produce significant avoided life-safety and property losses. FEMA’s BCA framework recognizes public education and outreach as cost-effective when they reduce the probability or consequences of hazardous events, especially when project costs are minimal relative to potential damage. Given the high consequence of URM failures and the wide reach of this campaign, the anticipated avoided losses far exceed the \$15,000 investment, demonstrating clear cost-effectiveness under FEMA’s methodology.

Please provide any additional comments below (optional).

Attachments

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Environmental/Historic Preservation (EHP) Review Information

Introduction

An environmental/historic preservation review is required for all activities for which FEMA funds are being requested. FEMA will complete this review with the assistance of both the state or tribal government and the local applicant. It is important that you provide accurate information. If you are having problems completing this section, please contact your application point of contact.

A. National Historic Preservation Act - Historic Buildings and Structures

1. Does your project affect or is it in close proximity to any buildings or structures 50 years or more in age? **No**

B. National Historic Preservation Act - Archeological Resources

Does your project involve disturbance of ground? **No**

C. Endangered Species Act and Fish and Wildlife Coordination Act

1. Are federally listed threatened or endangered species or their critical habitat present in the area affected by the project? **No**

2. Does your project remove or affect vegetation? **No**

3. Is your project in, near (within 200 feet), or likely to affect any type of waterway or body of water? **No**

D. Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands)

1. Will the project involve dredging or disposal of dredged material, excavation, adding fill material or result in any modification to water bodies or wetlands designated as 'waters of the U.S' as identified by the US Army Corps of Engineers or on the National Wetland Inventory?

No

E. Executive Order 11988 (Floodplain Management)

1. Does a Flood Insurance Rate Map (FIRM), Flood Hazard Boundary Map (FHBM), hydrologic study, or some other source indicate that the project is located in or will affect a 1% annual chance floodplain, a 0.2% annual chance floodplain, a regulatory floodway, or an area prone to flooding?

No

2. Does the project alter a watercourse, water flow patterns, or a drainage way, regardless of its floodplain designation?

No

F. Coastal Zone Management Act

1. Is the project located in the state's designated coastal zone?

No

G. Farmland Protection Policy Act

1. Will the project convert more than 5 acres of prime or unique farmland outside city limits to a non-agricultural use?

No

H. Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (Hazardous and Toxic Materials)

1. Is there a reason to suspect there are contaminants from a current or past use on the property associated with the proposed project? **No**

2. Are there any studies, investigations, or enforcement actions related to the property associated with the proposed project? **No**

3. Does any project construction or operation activities involve the use of hazardous or toxic materials? **No**

4. Do you know if any of the current or past land-uses of the property affected by the proposed project or of the adjacent properties are associated with hazardous or toxic materials? **No**

I. Other Environmental/Historic Preservation Laws or Issues

1. Are there other environmental/historic preservation requirements associated with this project that you are aware of? **No**

2. Are there controversial issues associated with this project? **No**

3. Have you conducted any public meeting or solicited public input or comments on your specific proposed mitigation project? **No**

J. Summary and Cost of Potential Impacts

Having answered the questions in parts A. through I., have you identified any aspects of your proposed project that have the potential to impact environmental resources or historic properties? **No**

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Evaluation

Is the applicant participating in the Community Rating System (CRS) ?	Yes
Select rating.	6
Is the applicant a Cooperating Technical Partner (CTP) ?	Yes
Was this application generated from a previous FEMA HMA Advance Assistance or Project Scoping award or any other federal grant award, or the subapplicant is a past recipient of Building Resilient Infrastructure and Communities (BRIC) non-financial Direct Technical Assistance?	No
Has the applicant adopted building codes consistent with the international codes ?	Yes
Year of building code	2024
Please provide the building code.	https://www.washoecounty.gov/building/getting_started/building_
Have the applicant's building codes been assessed on the Building Code Effectiveness Grading Schedule (BCEGS) ?	Yes
Select rating.	5
Describe involvement of partners to enhance the mitigation activity outcome.	Partners will play a key role in enhancing the effectiveness of the URM outreach project by expanding its reach, improving technical accuracy, and strengthening community engagement. The City of Reno Building and Planning divisions can help validate URM locations, reinforce messaging about code requirements, and ensure consistent communication with property owners. Emergency Management and local fire agencies can integrate seismic-risk messaging into preparedness efforts and help target outreach to high-risk corridors. Local nonprofits, neighborhood associations, and business districts in Midtown and Downtown Reno can support distribution of materials, host workshops, and engage property owners who may be difficult to reach through mail alone. Engineering and structural safety professionals, including local design firms and professional associations, can provide technical expertise to improve the accuracy and clarity of materials and participate in community workshops. University partners can assist with public education, risk-communication strategies, and student-supported outreach efforts.
Additional comments (optional)	

Attachments

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