



Hospital Fuel Storage Tank Unified Development Code Text Amendment

Planning Commission

Study Session

October 15, 2014

Proposed Amendment

- On August 05, 2014, Mayor and Council initiated Unified Development Code (UDC) amendment to meet the National Fire Protection Association (NFPA) code requirement guidelines.
- The UDC does not allow aboveground storage tank capacity for 96 hours of emergency backup generation at critical structures, i.e. hospitals.





Background

The International Fire Code as adopted by the City allows Tucson Fire Department to use the National Fire Protection Association (NFPA) Standards.

NFPA110: Standard for Emergency and Standby Power

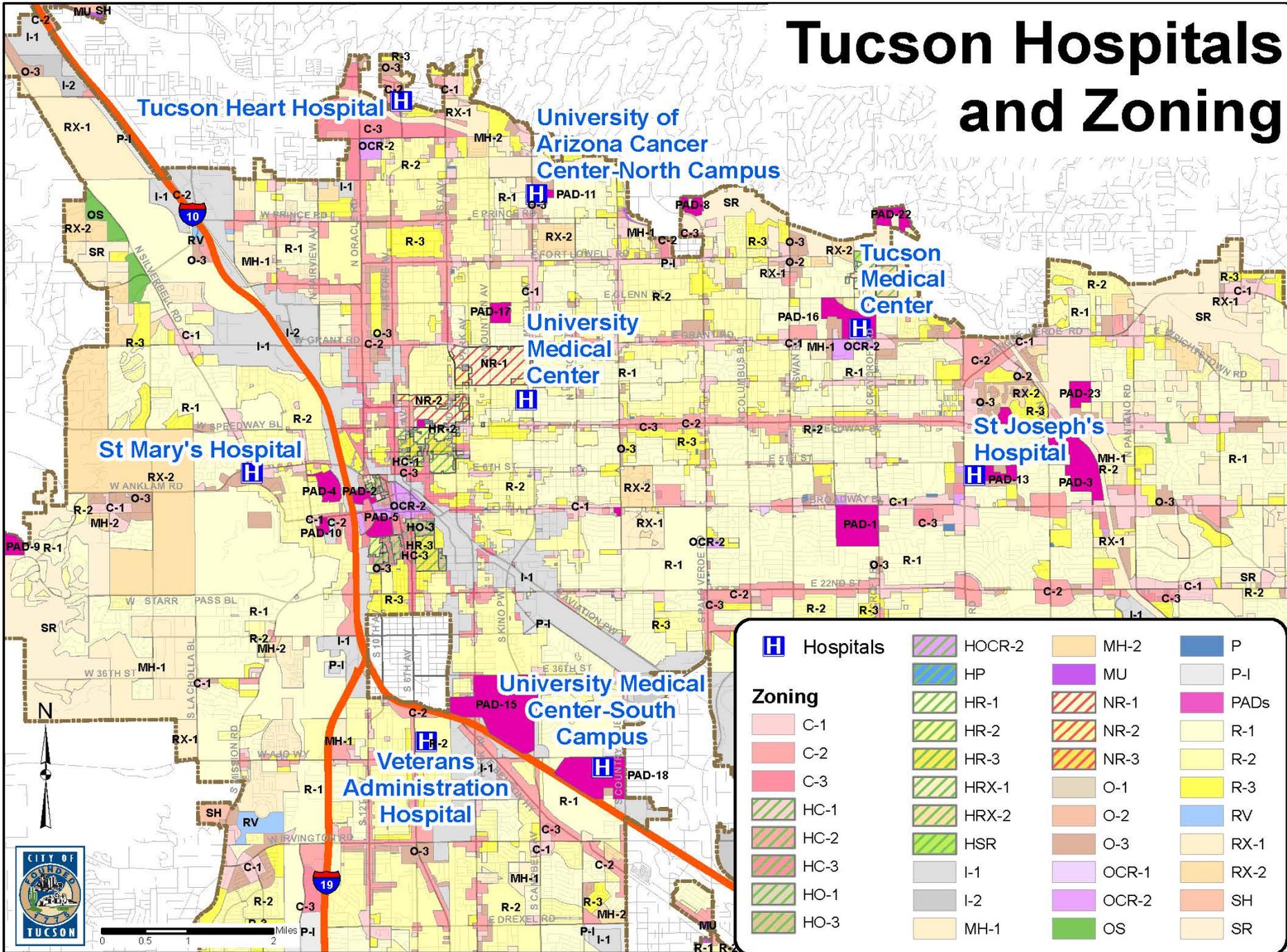
- Covers performance requirements for emergency and standby power systems providing an alternate source of electrical power in buildings and facilities in the event that the normal electrical power source fails.
- Systems include power sources, transfer equipment, controls, supervisory equipment, and accessory fuel equipment needed to supply electrical power to the selected circuits.



Tucson hospital's response to standards

- Tucson Medical Center and Saint Mary's Hospital completed emergency assessment and both campuses concluded that the fuel generation system did not meet 96 hour requirement.
 - Tucson Medical Center Completed a Planned Area Development (PAD) amendment to address aboveground storage tank expansion.
 - Saint Mary's Hospital was issued a Temporary Use Permit to allow for aboveground storage tanks.
 - The use of underground fuel storage tanks are a greater risk to the environment.

Tucson Hospitals and Zoning



	Hospitals		HOCR-2		MH-2		P
Zoning			HP		MU		P-1
	C-1		NR-1		R-1		PADs
	C-2		NR-2		R-2		R-1
	C-3		NR-3		R-2		R-3
	HC-1		O-1		RV		RX-1
	HC-2		O-2		RX-2		SH
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	HR-3		HR-3		HR-3		HR-3
	HRX-1		HRX-1		HRX-1		HRX

Current Zoning

- R-2, R-3 S[2] Zoning Examiner Special Exception Procedure
- O-2, O-3
- C-1, C-2, C-3, OCR-1, and, OCR-2
- I-1

The UDC allows Hazardous Material Storage as an accessory use for 1,000 gallons aboveground storage tanks in the preceding zones.





Management

The following governmental agencies provide regulation on the construction, operation, and maintenance of aboveground storage tanks.

- U.S. Environmental Protection Agency (EPA)
- Federal Emergency Management Agency (FEMA)
- State of Arizona Revised Statutes (ARS)
- Tucson Fire Department (TFD)
- Pima County Department of Environmental Quality (PDEQ)



Next Steps

Staff recommends the Planning Commission set the amendment to the City's Unified Development Code (UDC) related to Hospital Fuel Storage Tanks for public hearing on November 19, 2014 with the following proposed revisions:

For hospitals only, revise the maximum gallon capacity to unrestricted and revise the dimension and screening with compliance to the adopted fire code.

