

Ordinance 25-03

**LAKESIDE FIRE PROTECTION  
DISTRICT  
2026**

**WILDLAND URBAN INTERFACE CODE**



1<sup>st</sup> Edition

Effective January 1, 2026

## TABLE OF CONTENTS

Section 1 ADOPTION .....	10
Section 2 REVISED.....	10
SEC. ADOPTION OF AMENDMENTS TO THE CWUI CODE.....	10
SEC. CALIFORNIA WUI CODE.....	11
SEC. 101.5 Validity.....	11
DIVISION II SCOPE AND ADMINISTRATION .....	11
PART 1—GENERAL PROVISIONS .....	11
SEC. SCOPE AND GENERAL REQUIREMENTS .....	11
Sec. 101.6 Maintenance.....	12
SEC. APPLICABILITY .....	13
SEC. REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.....	13
Sec. 102.14.....	13
PART 2—ADMINISTRATION AND ENFORCEMENT .....	13
SEC. DUTIES AND POWERS OF THE CODE OFFICIAL .....	13
SEC. MODIFICATIONS.....	13
Sec. 104.2.3 Modifications.....	13
Sec. 104.2.3.1 Individual cases.....	13
SEC. COST RECOVERY.....	14
Sec. 104.12 Cost recovery .....	14
Sec. 104.12.1 Reimbursement required.....	14
SEC. EXPENSE RECOVERY.....	15
Sec. 104.13 Expense recovery .....	15
SEC. PERMITS .....	15
105.3 Work exempt from permit.....	15
Sec. 105.4 Permit application.....	16
Sec. 105.10 Revocation of permits.....	16
SEC. CONSTRUCTION DOCUMENTS .....	17
Sec. 106.4 Vegetation management compliance.....	17
SEC. TEMPORARY USES, EQUIPMENT AND SYSTEMS .....	18
Sec. 107.3 Temporary service utilities.....	18
SEC. INSPECTION AND ENFORCEMENT.....	18
Sec. 109.1 Inspection.....	18
SECTION 109.3.7.2.....	19
Sec. 109.3.7.2 Violations, penalties and responsibility for compliance.....	19
SEC. CERTIFICATE OF COMPLETION.....	20
SEC. SERVICE UTILITIES.....	20
SEC. APPEALS.....	21
Sec. 112.1 Regional Fire Appeals Board established.....	21
Sec. 112.2 Limitations on authority.....	21
Sec. 112.3 Qualifications.....	21
Sec. 112.4 Appeals procedures .....	21

Sec. 112.4.1 Appeals of determinations regarding building permits..... 21

Sec. 112.4.2 Appeals of determinations regarding discretionary permits. .... 22

Sec. 112.4.3 Appeals of determinations for matters other than building permits or  
discretionary permits..... 22

Sec. 112.5 Regional Fire Appeals Board. .... 22

SEC. STOP WORK ORDER.....23

Sec. 113.1 Authority. .... 23

SECTION 113.4..... 23

Sec. 113.4 Failure to comply ..... 23

CHAPTER 2 DEFINITIONS .....23

Sec. 201.1 Scope ..... 23

Sec. 201.2 Interchangeability ..... 23

Sec. 201.3 Terms defined in other codes. .... 23

Sec. 201.4 Terms not defined. .... 23

SEC. DEFINITIONS .....23

CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS .....29

SEC. GENERAL.....29

Sec. 301.1 Scope..... 29

Sec. 301.2 Purpose..... 30

SEC. WILDLAND-URBAN INTERFACE AREA DESIGNATIONS .....30

Sec. 302.1 Mapping ..... 30

Sec. 302.2 Review of Wildland-urban interface areas..... 30

SEC. FIRE HAZARD SEVERITY ZONES.....30

SRA Lands ..... 30

LRA Lands..... 30

CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS.....31

SEC. GENERAL.....31

Sec. 401.1 Scope..... 31

Sec. 401.2 Objective. .... 31

Sec. 401.3 General safety precautions. .... 31

SEC. FIRE APPARATUS ACCESS ROADS .....31

Sec. 403.1 General. .... 31

Sec. 403.2.1 Dimensions..... 32

Sec. 403.2.2 Authority to increase minimums..... 33

Sec. 403.2.3 Surface..... 33

Sec. 403.2.4 Roadway radius..... 33

Sec. 403.2.5 Dead ends ..... 33

Sec. 403.2.6 Bridges and elevated surfaces. .... 34

Sec. 403.2.7 Grade ..... 34

Sec. 403.2.8 Angles of Approach and Departure..... 34

Sec. 403.2.9 Roadway Turnouts. .... 35

Sec. 403.3 Marking..... 35

Sec. 403.4 Obstruction of fire apparatus access roads..... 35

Sec. 403.5 Required gates or barricades. .... 35

Sec. 403.6 Security gates. .... 36

SEC. WATER SUPPLY.....37

    Sec. 404.1 General ..... 37

    Sec. 404.2 *Required water supply*..... 37

    Sec. 404.3 Draft sites ..... 37

    Sec. 404.4 Hydrants. .... 37

SEC. TYPE OF WATER SUPPLY .....37

    Sec. 404.5 Type of water supply..... 37

        Sec. 404.5.1 Private fire service mains. .... 38

        Sec. 404.5.2 Waterline Extensions. .... 38

        Sec. 404.5.3 Water tanks..... 38

        TABLE 404.5.3 Residential Water Tank Requirements..... 38

SEC. FIRE FLOW .....39

    Sec. 404.6 Fire Flow ..... 39

    Sec. 404.7 Obstructions ..... 39

    Sec. 404.8 Identification ..... 39

    Sec. 404.9 Testing and maintenance..... 40

    Sec. 404.10 Reliability ..... 40

        Sec. 404.10.1 Objective. .... 40

        Sec. 404.10.2 Clearance of fuel..... 40

        Sec. 404.10.3 Standby power ..... 40

SEC. PREMISES IDENTIFICATION .....40

    Sec. 405.1 Address identification ..... 41

    Sec. 405.2 Street or road signs..... 41

    Sec. 405.3 Easement address signs ..... 41

    Sec. 405.4 Directory map..... 41

    Sec. 405.5 Response map updates. .... 41

SEC. EMERGENCY KEY ACCESS.....41

    Sec. 406.1.3 Emergency key access..... 41

CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS.....42

SEC. GENERAL.....42

Sec. 501.1 Scope ..... 42

Sec. 501.2 Objective ..... 42

Sec. 501.3 Fire-resistance-rated construction. .... 42

Sec. 501.4 Noncombustibility tests..... 42

    Sec. 501.4.1 Noncombustible materials..... 42

SEC. IGNITION-RESISTANT CONSTRUCTION AND MATERIAL .....43

    Sec. 503.1 General ..... 43

    Sec. 503.2 Ignition-resistant building material ..... 43

        Sec. 503.2.1 Noncombustible material ..... 43

        Sec. 503.2.2 Fire-retardant-treated wood..... 43

        Sec. 503.2.3 Fire-retardant-treated wood roof coverings ..... 43

        Sec. 503.2.4 Other ignition-resistant building material ..... 43

        Sec. 503.2.5 Surface treatment protection ..... 44

SEC. IGNITION-RESISTANT CONSTRUCTION .....44

    Sec. 504.1 General ..... 44

    Sec. 504.2 Roof assembly..... 44

        Sec. 504.2.1 Roof covering voids ..... 45

    Sec. 504.3 Protection of *enclosed* eaves. .... 45

    Sec. 504.4 Gutters and downspouts ..... 46

    Sec. 504.5 Exterior walls. .... 46

    Sec. 504.6 Underfloor enclosure..... 47

    Sec. 504.7 Projections..... 47

        Sec. 504.7.1 Underside of projections ..... 48

    Sec. 504.8 Exterior glazing..... 50

    Sec. 504.9 Exterior doors..... 50

        Sec. 504.9.1 Garage doors. .... 51

    Sec. 504.10 Vents ..... 51

    Sec. 504.11 *Accessory buildings and miscellaneous* structures. .... 52

SEC. REPLACEMENT OR REPAIR OF ROOF COVERINGS.....53

    Sec. 507.1 General ..... 53

SEC. 96.2.601 GENERAL.....53

    Sec. 601.1 Scope ..... 53

    Sec. 601.2 Objective ..... 53

SEC. FIRE PROTECTION PLANS .....53

    Sec. 602.1 When required..... 54

    Sec. 602.2 Contents..... 54

    Sec. 602.3 Project information..... 54

SEC. 96.2.603 VEGETATION PLAN .....55

    Sec. 603.1 General. .... 55

    Sec. 603.2 Application ..... 55

    Sec. 603.3 Landscape plans ..... 55

    Sec. 603.4 Vegetation. .... 55

SEC. MAINTENANCE OF DEFENSIBLE SPACE .....56

    Sec. 604.1 General. .... 56

    Sec. 604.2 Application. .... 57

    Sec. 604.3 Requirements..... 57

    Sec. 604.4 Outbuildings ..... 57

    Sec. 604.5 Disposal of flammable vegetation and fuels ..... 57

    Sec. 604.6 Fuel Modification..... 57

    Sec. 604.7 Fuel modification of combustible vegetation from sides of roadways. .... 58

    Sec. 604.8 Responsibility for Maintenance of defensible space..... 58

    Sec. 604.9 Trees..... 59

        TABLE 604.9 Distance Between Tree Canopies ..... 59

    Sec. 604.12 Home Ignition Zones: ..... 59

        Sec. 604.12.1 Zone 0 “Immediate Zone” 0-5’ ..... 59

        Sec. 604.12.2 Zone 1 “Intermediate Zone” from Zone 0 to 50’ ..... 59

        Sec. 604.12.3 Zone 2 “Extended Zone” from Zone 1 to 100’ ..... 59

SEC. SPARK ARRESTORS .....60

    Sec. 605.1 General. .... 60

    Sec. 605.2 Net free area ..... 60

SEC. LIQUEFIED PETROLEUM GAS INSTALLATIONS .....60

    Sec. 606.1 General ..... 60

    Sec. 606.2 Location of containers or tanks ..... 60

    Sec. 606.3 Clear Area ..... 60

SEC. STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS .....60

    Sec. 607.1 General ..... 60

    Sec. 607.2 Storage for off-site use ..... 60

SEC. BUILDING SITING AND SETBACKS.....61

    Sec. 608.1 Intent ..... 61

    Sec. 608.2 General. .... 61

        Sec. 608.2.1 Setback reduction ..... 61

        Sec. 608.2.2 Fire setbacks adjacent protected areas ..... 61

        SECTION 608.2.3..... 61

    Sec. 608.2.3 Building and Structure setback from slope. .... 61

SEC. RIDGELINES, FUEL BREAKS AND GREENBELTS.....62

    Sec. 609.1 Ridgelines..... 62

    Sec. 609.2 Fuel breaks. .... 62

        Sec. 609.2.1 Exposures. .... 62

        Sec. 609.2.2 Fire department access ..... 63

        Sec. 609.2.3 Location of fuel breaks..... 63

        Sec. 609.2.4 Timing ..... 63

        Sec. 609.2.5 Construction. .... 63

        Sec. 609.2.6 Maintenance of fuel breaks ..... 63

        Sec. 609.2.7 Greenbelts, greenways, open spaces and parks..... 63

SEC. FIRE SAFE DEVELOPMENT REGULATIONS .....63

    Sec. 610.1 General ..... 63

    Sec. 610.2 Subdivision map findings..... 64

SEC. SUBDIVISION REVIEW SURVEY .....64

    Sec. 611.1 Subdivision identification ..... 64

    Sec. 611.2 Fire safety recommendations ..... 64

    Sec. 611.3 Implementation ..... 64

    Sec. 611.4 Re-survey ..... 64

SEC. GENERAL PLAN SAFETY ELEMENT .....64

    Sec. 612.1 General ..... 64

    Sec. 612.2 Submission to the Board of Forestry and Fire Protection and local fire agencies. . 64

    Sec. 612.3 Review by the Board of Forestry and Fire Protection and local fire agencies..... 65

    Sec. 612.4 Adoption of the safety element ..... 65

Section 3 EFFECTIVE DATE.....65

Section 4.....65

Section 5.....65

Section 6.....65

Section 7.....66

    ITEM 13 Appendix F Characteristics of Fire Smart Vegetation ..... 67

    ITEM 14 Appendix G Voluntary Home-Hardening Recommendations ..... 68

ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND.....71

ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND.....72

ANNEX C SLOPE CROSS SECTION .....73

ANNEX D FUEL MODIFICATION ZONES MEASUREMENTS.....74

ANNEX E DEFENSIBLE SPACE ORDINANCES .....75

ANNEX E DEFENSIBLE SPACE ORDINANCES FIRE DISTRICTS MAP .....76

ANNEX F PRIVATE WATER STORAGE TANK.....77

**INDEX BY CODE SECTION .....77**

**FINDINGS .....90**

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE LAKESIDE FIRE PROTECTION DISTRICT WHICH  
ADOPTS THE 2025 CALIFORNIA WILDLAND URBAN INTERFACE CODE AND  
THE 2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE WITH  
CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS

WHEREAS, Health & Safety Code section 17958 mandates that the Lakeside Fire Protection District shall adopt Ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Wildland Urban Interface Code based on the 2024 International Wildland Urban Interface Code published by the International Code Council, hereinafter referred to collectively as the Fire Code; and

WHEREAS, the State of California mandates by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California Wildland Urban Interface Code based on the 2024 International Wildland Urban Interface Code, together with the Lakeside Fire Protection District amendments, shall be the Lakeside Fire Protection District Wildland Urban Interface Code for the purpose of prescribing regulations in the unincorporated territory of the County of San Diego and the boundaries of the Lakeside Fire Protection District; and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2024 International Wildland Urban Interface Code language. The 2024 International Wildland Urban Interface Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments pursuant to Health & Safety Code section 17958.5 which are adopted by the Lakeside Fire Protection District shall take precedence over both the 2024 International Wildland Urban Interface Code and 2025 California Wildland Urban Interface Code provisions; and

WHEREAS, Health & Safety Code section 17958.5 permits the Lakeside Fire Protection District to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and

WHEREAS, Health & Safety Code section 17958.7 requires that the Lakeside Fire Protection District before making any changes or modifications pursuant to section 17958.5 make express findings that such changes or modifications are needed due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Lakeside Fire Protection District does herewith find that the District has certain climatic, geological, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

WHEREAS, the Board of Directors of the Lakeside Fire Protection District finds that the modifications and changes to the 2024 International Wildland Urban Interface Code and 2025

California Wildland Urban Interface Code are reasonably necessary because of the local climatic, geological, and topographical conditions as identified in Attachment A hereto; and

WHEREAS, certain amendments to the 2025 California Wildland Urban Interface Code and the 2024 International Wildland Urban Interface Code serve to mitigate to the extent possible said deleterious effects; and

WHEREAS, sections 50022.1 through 50022.10, inclusive of the Government Code and section 13869 of the Health & Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

NOW THEREFORE, the Board of Directors of the Lakeside Fire Protection District does ordain as follows:

## **Section 1 ADOPTION**

That the Board of Directors of the Lakeside Fire Protection District adopts as the Wildland Urban Interface Code (WUI Code) for the Lakeside Fire Protection District the following: the 2025 California Wildland-Urban Interface Code, including appendix G (CWUI) and the 2024 International Wildland Urban Interface Code as referenced in Chapter 7 of CWUI (IWUIC), together with the District's amendments thereto as set forth in this ordinance. This WUI Code is adopted for the protection of the public health and safety. It includes definitions, provisions for the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings and structures, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of the WUI Code. Each and all of the regulations, provisions, penalties, conditions and terms of the WUI Code on file in the office of the Lakeside Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

## **Section 2 REVISED**

That the following sections and chapters of the CWUI are hereby revised:

### **SEC. ADOPTION OF AMENDMENTS TO THE CWUI CODE.**

Every three (3) years, the State of California repeals, revises and republishes the California Building Standards Code (CBSC) in its entirety and in doing so adopts and publishes amendments to the included California Fire Code (California Code of Regulations, Title 24, Part 9). Pursuant to California Health & Safety Code section 17958, the CBSC and its California Fire Code become effective in the County of San Diego (County) One Hundred and Eighty (180) days after publication. California Health and Safety Code sections 17922, 17958, 17958.5 and 17958.7 provide that the County may adopt the California Fire Code by reference as the County's own fire code and make such changes or modifications that the Board of Supervisors expressly finds are reasonably necessary because of local climatic, geological or topographical conditions. In this chapter, the County adopts modifications and changes to the Fire Code portion of the CBSC that are reasonably necessary because of the County's climatic, geological and topographical conditions.

The Lakeside Fire Protection District adopts as its WUI Code, for the unincorporated area of the County, the following:

- (1) The 2025 California WUI Code (CWUIC) portion of the CBSC;
- (2) the 2024 International WUI Code (IWUIC); and
- (3) the District's amendments in this chapter.

To determine which of these codes governs in any particular case, code amendments adopted by the State of California shall take precedence over the IWUIC, and the IWUIC shall be used for those code sections not adopted by the State. Amendments that the Lakeside Fire Protection District adopts shall take precedence over both the IWUIC and CWUIC provisions. Where this

Chapter states that a provision of the CWUIC is revised, referenced, changed, deleted, added or otherwise modified, that means revised, referenced, changed, deleted, added or otherwise modified as it is incorporated into this Chapter.

This WUI Code is adopted for the protection of the public health and safety and applies to both ministerial and discretionary projects. It includes definitions, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings, structures and premises, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of this code. It shall apply to all new construction and to any alterations, repairs, or reconstruction, except as otherwise provided for in this chapter.

Nothing in this chapter shall interfere with or impede the authority of the final decision maker authorized to approve, conditionally approve or deny discretionary projects.

## **SEC. CALIFORNIA WUI CODE.**

The "California WUI Code" means the 2025 WUI Code portion of the CBSC, including the and the IWUIC (2024 edition).

### **SEC. 101.5 Validity.**

Section 101.5 Validity is *revised* to read:

*If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code. The Board of Supervisors declares that should any section, paragraph, sentence or word of this chapter be declared invalid for any reason it is the intent of this Board that it would have passed all other portions of this chapter independently of any portion that may be declared invalid.*

## **DIVISION II SCOPE AND ADMINISTRATION**

### **PART 1—GENERAL PROVISIONS**

#### **SEC. SCOPE AND GENERAL REQUIREMENTS**

**Sec. 101.1 Title.** These regulations shall be known as the California Wildland-Urban Interface Code of Lakeside Fire Protection District, hereinafter referred to as the WUI Code or “this code.”

**Sec. 101.2 Scope.** *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface (WUI) Area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to*

*destroy life, overwhelm fire suppression capabilities or result in large property losses.*

**Sec. 101.3.1 Application.** *New buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings”, as well as new buildings and structures accessory to those applicable buildings*

***Exceptions to this Section entitled “Application”:***

1. *Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
2. *Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
4. *New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*
5. *Additions to and remodels of buildings originally constructed prior to July 1, 2008.*

***Sec. 101.3.1.1 Application date and where required.***

*New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:*

*All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:*

*Moderate Fire Hazard Severity Zones.*

*High Fire Hazard Severity Zones.*

*Very-High Fire Hazard Severity Zones.*

*Land designated as a Very-High Fire Hazard Severity Zone by cities and other local agencies.*

*Land designated as a Wildland-Urban Interface Area by cities and other local agencies.*

***Exceptions to this Section entitled Application date and where required”:***

1. *New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area or any Wildland-Urban Interface Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this chapter:*

2.1 *Section 507.1 – Roofing.*

2.2 *Section 504.10 – Attic Ventilation.*

**Sec. 101.6 Maintenance.** Buildings, structures, landscape materials, vegetation, defensible

space, or other devices or safeguards required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials, and vegetation.

## SEC. APPLICABILITY

**Sec. 102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

**Sec. 102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

**Sec. 102.6 Matters not provided for.** Requirements that are essential for the public safety of an existing or proposed activity, building, or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety, and general welfare.

## SEC. REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.

Section 102.14 is added to the California Fire Code to read:

**Sec. 102.14 Repeal of conflicting ordinances, resolutions or motions.** All former ordinances, resolutions or motions or parts thereof conflicting or inconsistent with the provisions of this chapter are repealed.

## PART 2—ADMINISTRATION AND ENFORCEMENT

### SEC. DUTIES AND POWERS OF THE CODE OFFICIAL

**Sec. 104.2.2 Alternative materials, design, and methods.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved.

### SEC. MODIFICATIONS.

Section 104.2.3 of the CWUIC is *revised* to read:

**Sec. 104.2.3 Modifications.** Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with Section 104.2.3.1

**Sec. 104.2.3.1 Individual cases,** The fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individualized reasons make the strict letter of this code

impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. *The applicant's request for a modification shall state the specific sections(s) for which a modification is requested, material facts supporting the contention of the applicant, the details of the modification or mitigating measure proposed and, if applicable, a map showing the proposed location and citing of the modification or mitigation measure.* The details of action granting modifications shall be recorded and entered in the files of the code compliance agency.

**Sec. 104.3 Applications and permits.** The code official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of this code.

**Sec. 104.6 Notices and orders.** The code official shall issue all necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 109.2.

**Sec. 104.8 Liability.** The code official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be personally liable, either civilly or criminally, and is hereby relieved from all personal liability for damages accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

**Sec. 104.8.1 Legal defense.** Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representatives of the jurisdiction and indemnified by said jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit, or proceeding that is instituted in pursuance of the provisions of this code; and any officer or employee, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

## **SEC. COST RECOVERY.**

Section 104.12 is **added** to the CWUIC to read:

**Sec. 104.12 Cost recovery.** The purpose of this section is to establish authority to obtain reimbursement from responsible individuals for the expenses of any emergency response and/or enforcement action by the jurisdiction to protect the public from criminal or negligible activities, and from fire or hazardous substances.

**Sec. 104.12.1 Reimbursement required.** In accordance with the Health and Safety Code section 13000 et seq., an individual who acts negligently or in violation of the law and thereby requires the jurisdiction to provide an emergency response to a danger posed

by a fire or hazardous substance shall be liable for reimbursement to the agency for the costs incurred. In accordance with Government Code sections 53150 through 53158, any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage or any drug, and whose negligent operation of a motor vehicle, boat or vessel or civil aircraft caused by that influence proximately causes any incident and thereby requires the agency to provide an emergency response shall reimburse the agency for the cost incurred.

## **SEC. EXPENSE RECOVERY.**

Section 104.13 is **added** to the CWUIC to read:

**Sec. 104.13 Expense recovery.** The fire code official may impose a fee for recovery of expenses incurred to enforce the fire prevention provisions of this code.

## **SEC. PERMITS**

**Sec. 105.1 General.** Where not otherwise provided in the requirements of the California Building Code or California Fire Code, permits are required in accordance with Sections 105.2 through 105.10.

**Sec. 105.2 Permits required.** Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official. For buildings or structures erected for temporary uses, see Appendix A, Section A108.3, of this code. Where required by the code official, a permit shall be obtained for the following activities, operations, practices, or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Liquefied petroleum gases.
8. Lumberyards.
9. Motor vehicle fuel-dispensing stations.
10. Open burning.
11. Pyrotechnical special effects material.
12. Tents, canopies, and temporary membrane structures.
13. Tire storage.
14. Welding and cutting operations.

**105.3 Work exempt from permit.** Exemption from the permit requirements of this code or in other Parts of Title 24 shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

**Sec. 105.4 Permit application.** To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice, or function to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work, activity, operation, practice, or function is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice, or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice, or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications, and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling, or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

**Sec. 105.8 Expiration.** *On or after January 1, 2019, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (See Health and Safety Code Section 18938.5 and 18938.6.)*

**Sec. 105.10 Revocation of permits.** Permits issued under this code can be suspended or revoked where it is determined by the code official that:

1. The permit is used by a person other than the person to whom the permit was issued.
2. The permit is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses, or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

## SEC. CONSTRUCTION DOCUMENTS

**Sec. 106.1 General.** Plans, engineering calculations, diagrams, statements of special inspections, and other data shall be submitted in not fewer than two sets, or in a digital format where allowed by the code official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional documents to be prepared by a registered design professional.

**Exception:** Submission of plans, calculations, construction inspection requirements, and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**Sec. 106.2 Information on plans and specifications.** Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in detail that it will conform to the provisions of this code and applicable laws, ordinances, rules, and regulations.

**Sec. 106.3 Site plan.** In addition to the requirements for plans in the *California* Building Code, site plans shall include topography, width, and percent of the grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan where the application for a permit is for alteration or repair or where otherwise warranted.

**Sec. 106.4 Vegetation management compliance.** Prior to the building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in Section 603, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. *Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements.*
2. *Enforcing agency.*
3. *Third-party inspection and certification authorized to enforce vegetation management requirements.*
4. *Property owner certification authorized by the enforcing agency.*

**Sec. 106.5 Fire protection plan.** Where required by the code official pursuant to Section 602, a fire protection plan shall be prepared and shall be submitted to the code official for review and approval as a part of the plans required for a permit.

**Sec. 106.8 Retention of plans.** One set of approved plans, specifications, and computations shall be retained by the code official for a period of not less than One Hundred Eighty (180) days from the date of completion of the permitted work or as required by state or local laws; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby

is in progress. Refer to *Building Standards Law, Health and Safety Code Sections 19850 and 19851 for permanent retention of plans.*

**Sec. 106.10 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and changes made during construction that are not in compliance with the approved documents shall be resubmitted for approval as an amended set of construction documents.

## **SEC. TEMPORARY USES, EQUIPMENT AND SYSTEMS**

**Sec. 107.1 General.** The code official is authorized to issue a permit for temporary uses, equipment, and systems. Such permits shall be limited as to time of service but shall not be permitted for more than One Hundred Eighty (180) days. The code official is authorized to grant extensions for demonstrated cause.

**Sec. 107.2 Conformance.** Temporary uses, equipment, and systems shall conform to the requirements of this code as necessary to ensure health, safety, and general welfare.

**Sec. 107.3 Temporary service utilities.** The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 111.

**Sec. 107.4 Termination of approval.** The code official is authorized to terminate such permit for temporary uses, equipment, and systems and to order the same to be discontinued.

## **SEC. INSPECTION AND ENFORCEMENT**

**Sec. 109.1 Inspection.** Inspections shall be in accordance with Sections 109.1.1 through 109.1.4.3.

**Sec. 109.1.1 General.** Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and that the building or structure is located in accordance with the approved plans.

**Sec. 109.1.2 Authority to inspect.** The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

**Sec. 109.1.2.1 Approved inspection agencies.** The code official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

**Sec. 109.1.2.2 Inspection requests.** It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

**Sec. 109.1.2.3 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

**Sec. 109.3.7.1 Unlawful acts.** *It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.*

## **SECTION 109.3.7.2**

**Sec. 109.3.7.2 Violations, penalties and responsibility for compliance.** Any person who shall violate any of the provisions of this code or standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement or specification or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the attorney for the Lakeside Fire Protection District or by a court of competent jurisdiction within the time fixed herein, shall severally for each and every violation and non-compliance respectively, be guilty of an infraction or misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment in County Jail not exceeding six (6) months, or both. The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

## SEC. CERTIFICATE OF COMPLETION

**Sec. 110.1 General.** A building, structure, or premises shall not be used or occupied, and a change in the existing use or occupancy classification of a building, structure, premise or portion thereof shall not be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the *code official has determined* that the project is in compliance with this code. *The code official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this code. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered to indicate compliance with this code.*

**Sec. 110.2 Certificate of occupancy.** Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

### Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section 105.3.
2. Accessory structures.

**Sec. 110.3 Temporary occupancy.** The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

**Sec. 110.4 Revocation.** The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, on the basis of incorrect information supplied, or where it is determined that the building or structure, premise or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

## SEC. SERVICE UTILITIES

**Sec. 111.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the code official.

**Sec. 111.2 Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

**Sec. 111.3 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Sections 111.1 and 111.2. The code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or the occupant of the building, structure, or service system shall be notified in writing as soon as practical thereafter.

## SEC. APPEALS.

Section 112 of the California WUI Code is *revised* to read:

**Sec. 112.1 Regional Fire Appeals Board established.** In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, *including the granting or denial of modifications*, there shall be and is hereby created a *Regional Fire Appeals Board (Appeals Board)*. *The Appeals Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. A copy shall also be sent to the Building Official or other decision maker for the project, whichever is appropriate.*

**Sec. 112.2 Limitations on authority.** An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The *Appeals Board* shall not have authority to waive requirements of this code.

**Sec. 112.3 Qualifications.** The *Appeals Board* shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or fire protection systems and are not employees of the jurisdiction.

**Sec. 112.4 Appeals procedures.** *This section establishes appeal procedures of an order, decision or determination (collectively, "determination") made by the fire code official, including the granting or denial of appeals.*

**Sec. 112.4.1 Appeals of determinations regarding building permits.** *The County, fire agency or project applicant may appeal a determination made by the fire code official related to a project for which a building permit is required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the fire code official's determination should be upheld, overruled or modified. The Building Official may not waive the requirements of this code, except as authorized by the code and is subject to the same requirements and restrictions in the code that applied to the fire code official. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board's recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board's recommendation. The Building Official's decision shall be final.*

**Sec. 112.4.2 Appeals of determinations regarding discretionary permits.** *The County, the fire agency or the project applicant may seek review of the fire code official's determination by the Appeals Board by filing a request for review with the Appeals Board within 30 days of the fire code official's determination. When reviewing a fire code official's determination pursuant to this subsection, the Appeals Board shall act in an advisory capacity. The Appeals Board shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Appeals Board shall render its recommendation to the County decision maker or decision-making body for consideration with the application for the discretionary permit.*

**Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.**

*(a) Areas outside a fire protection district. Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Appeals Board's determination shall be final.*

*(b) Areas inside a fire protection district. Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the fire protection district's Board of Directors within 30 days of the fire code official's final determination. The Board of Directors shall review the fire code official's determination and make a recommendation to uphold, overrule or modify the fire code official's determination. The Board of Director's determination shall be final.*

**Sec. 112.5 Regional Fire Appeals Board.**

*(a) The Appeals Board members shall consist of the following:*

- *Two representatives from the San Diego County Fire Districts Association.*
- *Two chief officers from CAL FIRE.*
- *One fire marshal from the unincorporated area of the County.*

*(b) The Appeals Board shall not include a representative from the agency whose fire code official made the determination that is being appealed. An alternate for the regular member(s) of the Appeals Board shall be designated to serve in this situation.*

*(c) Three members shall constitute a quorum for the transaction of business, and three affirmative votes shall be necessary to render a recommendation.*

*If the Appeals Board recommends a modification to this code for an individual case, a copy of the recommendation and findings along with a map showing the proposed modification and mitigating measures shall be forwarded to the Unit Chief of CAL FIRE, San Diego/Imperial Unit.*

## SEC. STOP WORK ORDER

**Sec. 113.1 Authority.** Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

**Sec. 113.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

**Sec. 113.3 Emergencies.** Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

## SECTION 113.4

**Sec. 113.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that the person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 or more than \$1,000.00.

## CHAPTER 2 DEFINITIONS

### SEC. GENERAL

**Sec. 201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

**Sec. 201.2 Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

**Sec. 201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in *the California Building Code, California Existing Building Code, California Fire Code, California Electrical Code, California Mechanical Code or California Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

**Sec. 201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

### SEC. DEFINITIONS

**ACCESSORY STRUCTURE.** A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

**AGRICULTURE** (applicable to CCR, Title 14 provisions only). Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances. [CCR Title 14 §1270.01(a)]

**APPLICABLE BUILDING.** A building that has residential, commercial, educational, institutional or similar occupancy type use.

**APPROVED.** Acceptable to the code official.

**APPROVED AGENCY.** An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

**BUILDING.** Any structure intended for supporting or sheltering any occupancy.

**BUILDING OFFICIAL** means the Director of the Planning and Development Services or any person appointed or hired by the Director to administer or enforce the County's planning and construction standards. The building official duties shall include plan checking, inspections and code enforcement.

**CERTIFICATE OF COMPLETION.** Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

**CODE OFFICIAL.** The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

**COMBUSTIBLE VEGETATION** means material that in its natural state will readily ignite, burn and transmit fire from native or landscape plants to any building or other vegetation. Combustible vegetation includes dry grass, brush, weeds, litter or other flammable vegetation that creates a fire hazard.

**CRITICAL FIRE WEATHER.** A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten firefighter safety.

**DEAD-END ROAD.** A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

**DEFENSIBLE SPACE** is an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur. Distance measurements for defensible space shall be measured on a horizontal plane.

**DRIVEWAY** (applicable to CCR, Title 14 provisions only). A vehicular pathway route that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings. [CCR Title 14 §1270.01(i)]

**DWELLING.** A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

**EXTERIOR WALL ASSEMBLY.** A system, including the exterior wall covering, framing, and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space, from the detrimental effects of the exterior environment.

**EXTERIOR WALL COVERING.** A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, facias, gutters and leaders.

**FIRE CHIEF.** The fire chief is one of the following:

- (a) The person appointed by the Board of Supervisors to serve as fire chief in the unincorporated areas not within a fire protection district.
- (b) The chief officer of a fire protection district.
- (c) The Fire Warden or her or his delegated representative when enforcing section 96.1.5608.1 of this Chapter.

**FIRE CODE OFFICIAL.** The Fire Warden or her or his delegated representative, the fire chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this Chapter.

**FIRE FLOW CALCULATION AREA.** The floor area, in square feet (square meters), used to determine the adequate water supply.

**FIRE HAZARD SEVERITY ZONES.** Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled "State Responsibility Area Fire Hazard Severity Zones," dated September 29, 2023.

**FIRE PROTECTION PLAN.** A document prepared for a specific project or development proposed for a Wildland-Urban Interface (WUI) area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

**FIRE WEATHER.** Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See "Critical fire weather."

**FIRE-RESISTANCE-RATED CONSTRUCTION.** The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

**FIRE-SMART VEGETATION.** Plants, shrubs, trees and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation, and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native

vegetation typically found in the region.

[**Note:** The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation. (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book)]

**FLAME SPREAD INDEX.** A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 or UL 723.

**FUEL.** Any combustible material, including petroleum-based products, cultivated landscape plants, grasses, weeds, and wildland vegetation.

**FUEL BREAK** (applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production [CCR Title 14 §1270.01(n)]

**FUEL MODIFICATION.** A method of modifying fuel load by reducing the amount of nonfire-smart vegetation or altering the type of vegetation to reduce the fuel load.

**FUEL MOSAIC.** A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

**FUEL-LOADING.** The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories and may include surface fuels or total fuels.

**GREEN BELT.** (applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]

**GREENWAYS** (applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]

**HAMMERHEAD/T** (applicable to CCR, Title 14 provisions only). A “T” shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]

**HAZARDOUS LAND USE** (applicable to CCR, Title 14 provisions only). A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]

**HAZARDOUS MATERIALS.** As defined in the California Fire Code.

**HEAVY TIMBER CONSTRUCTION.** As described in the California Building Code.

**IGNITION-RESISTANT BUILDING MATERIAL.** A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from burning embers and small flames.

**LOCAL RESPONSIBILITY AREA (LRA).** Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also State Responsibility Area (SRA).

**LOG WALL CONSTRUCTION.** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

**MULTILAYERED GLAZED PANELS.** Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

**NONCOMBUSTIBLE ROOF COVERING.** A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

**OPEN SPACE EASEMENT** means any right or interest in perpetuity or for a term for years in open-space land, as that term is defined in Government Code section 51051, acquired by the County, a city or a non-profit organization where the instrument granting the right or interest imposes restriction on use of the land, to preserve the land for public use or enjoyment of the natural or scenic character of the land.

**OPEN SPACE PRESERVE** means open-space land, as that term is defined in Government Code section 65560(b), for the preservation of natural resources, managed production of resources, outdoor recreation, public health and safety, buffer for a military installation or the protection of cultural resources.

**OUTBUILDING** (applicable to CCR, Title 14 provisions only). Buildings or structures that are less than 120 square feet (11.15 m<sup>2</sup>) in size and not used for human habitation. An “Outbuilding” is not a “Building” or “Structure” as defined herein. [CCR Title 14 §1299.02(c)]

**PEER REVIEW.** An independent and objective technical review conducted by an approved third party.

**RAFTER TAIL.** The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

**REGISTERED DESIGN PROFESSIONAL.** An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

**RESIDENTIAL UNIT** (applicable to CCR, Title 14 provisions only). Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units. [CCR Title 14 §1270.01(w)]

**RIDGELINE (topography)** (applicable to CCR, Title 14 provisions only). The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds. [CCR Title 14 §1270.01(x)]

**ROAD** (applicable to CCR, Title 14 provisions only). A public or private vehicular pathway to more than four (4) residential units, or to any industrial or commercial occupancy. [CCR Title 14 §1270.01(y)]

**ROOF ASSEMBLY.** A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

**ROOF COVERING.** The covering applied to the roof deck for weather resistance, fire classification or appearance.

**ROOF COVERING SYSTEM.** See “Roof assembly.”

**ROOF DECK.** The flat or sloped surface not including its supporting members or vertical supports.

**ROOF EAVE.** The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either “open” or “enclosed.” Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

**ROOF EAVE SOFFIT.** An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

**SLOPE** is the variation of terrain from the horizontal; the number of feet, rise or fall per 100 feet, measured horizontally, expressed as a percentage. Regardless of manufactured cut, fill or natural slope.

**STATE RESPONSIBILITY AREA (SRA).** Lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

**STRATEGIC RIDGELINE** (applicable to CCR, Title 14 provisions only). A ridgeline identified pursuant to Title 14 §1276.02(a) that may support fire suppression activities or where the preservation of the ridgeline as undeveloped would reduce fire risk and improve fire protection. [CCR Title 14 §1270.01(dd)]

**STRUCTURE.** That which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**SUBDIVISION.** The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

**TREE CROWN.** The primary and secondary branches growing out from the main stem, together with twigs and foliage.

**UNDEVELOPED RIDGELINE** (applicable to CCR, Title 14 provisions only). A ridgeline with no building. [CCR Title 14 §1270.01(ii)]

**UNENCLOSED ACCESSORY STRUCTURE.** An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

**VERTICAL CURVE** (applicable to CCR, Title 14 provisions only). A curve at a high or low point of a road that provides a gradual transition between two road grades or slopes. [CCR Title 14 §1270.01(kk)]

**WILDFIRE.** An uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

**WILDFIRE EXPOSURE.** One or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

**WILDLAND.** An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

**WILDLAND-URBAN INTERFACE AREA.** A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires.

## **CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS**

### **SEC. GENERAL**

**Sec. 301.1 Scope.** The provisions of this chapter provide methodology to establish

wildland-urban interface areas *in accordance with California Public Resources Code (PRC) and California Government Code (GC).*

**Sec. 301.2 Purpose.** *The purpose of this chapter is to classify lands in the state in accordance with the level of fire hazard present for the purpose of identifying measures that will retard the rate of spread, and reduce the potential intensity, of uncontrolled fires that threaten to destroy resources, life or property, and to require that those measures be taken.*

## **SEC. WILDLAND-URBAN INTERFACE AREA DESIGNATIONS**

**Sec. 302.1 Mapping.** *The State Fire Marshal shall classify lands into Fire Hazard Severity Zones in accordance with California Public Resources Code, Sections 4201 through 4204 for State Responsibility Areas and in accordance with Government Code, Sections 51175 through 51189 Local Responsibility Areas. The State Fire Marshal shall designate areas in the state as fire hazard severity zones and assign each zone based on the severity of fire hazard that is expected to prevail in those areas. Each fire hazard severity zone shall embrace relatively homogeneous lands, and the classification shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

**Sec. 302.2 Review of Wildland-urban interface areas.** The code official shall reevaluate and recommend modifications to the wildland-urban interface areas in accordance with Section 302.1 on a 5-year basis or more frequently as deemed necessary by the legislative body. The State Fire Marshal shall periodically review the areas in the state identified as fire hazard severity zones, and as necessary, shall make recommendations relative to fire hazard severity zones. This review shall coincide with the review of state responsibility area lands every five years and, when possible, fall within the time frames for the county's general plan update.

## **SEC. FIRE HAZARD SEVERITY ZONES**

Section 303 is **added** to the CWUI Code to read:

### **Sec. 303 Fire Hazard Severity Zones**

**SRA Lands** - The legislative body shall designate the Wildland Urban Interface Areas within the jurisdiction. The Wildland Urban Interface Areas shall be based on the findings of fact. The Wildland Urban Interface Area boundary shall be any geographic area mapped or otherwise identified by the State or local jurisdiction as a Moderate Hazard, High Hazard, or Very High Fire Severity Zone, or as set forth by the Lakeside Fire Protection District. When the type and condition of vegetation, topography, weather, and structure density, which potentially increases the probability of vegetation conflagration, exists, such area shall be considered a Very High Fire Hazard Severity Zone. Authority cited PRC 4290 (c). This resulting in all SRA lands designated by Cal Fire as per PRC 4125 being designated now as VHFHSZ. (Enforcement of defensible space PRC 4291).

**LRA Lands** - The legislative body shall designate the Wildland Urban Interface Areas within the jurisdiction. The Wildland Urban Interface Areas shall be based on the findings of fact. The

Wildland Urban Interface Area boundary shall be any geographic area mapped or otherwise identified by the State or local jurisdiction as a Moderate Hazard, High Hazard, or Very High Fire Severity Zone, or as set forth by the Lakeside Fire Protection District. When the type and condition of vegetation, topography, weather, and structure density, which potentially increases the probability of vegetation conflagration, exists, such area shall be considered a Very High Fire Hazard Severity Zone. Authority cited Gov Code 51179 designated by SFM as per Gov Code 51178 being designated now as VHFHSZ. (Enforcement of defensible space Gov Code 51182).

Compliance with Title 14 CCR 1270 is accomplished for all requirements 1270.01(c) found in regulations required by statute PRC 4290.

## CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

### SEC. GENERAL

**Sec. 401.1 Scope.** Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

**Sec. 401.2 Objective.** The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

**Sec. 401.3 General safety precautions.** General safety precautions shall be in accordance with this chapter. See also Appendix A.

### SEC. FIRE APPARATUS ACCESS ROADS

Section 403 of the California WUI Code is *revised* to read:

**Sec. 403.1 General.** Fire apparatus access roads shall be provided and maintained in accordance with Sections 403.1.1 through 403.1.3.

*Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.*

**Sec. 403.1.1 Buildings and facilities.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building, hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

#### **Exceptions:**

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- 1.1 The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
  - 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
  - 1.3. There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

**Sec. 403.1.2 Secondary Access.** *The fire code official is authorized to require more than one fire apparatus road when a new subdivision is proposed, and the maximum allowable dead-end road length is exceeded (Sec. 403.2.5.1). In addition, the fire code official may determine additional fire apparatus access roads are required on other proposed projects. This requirement is based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. When additional fire apparatus roads are necessary as mitigation for the exceedance of maximum allowable dead-end road length, the additional fire apparatus access road must be remote from the primary fire apparatus road as determined by the fire code official. Remoteness is in Appendix D of 2025 CFC. A subdivision as defined in CWUI is, The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.*

**Sec. 403.1.3 High-piled storage.** Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

**Sec. 403.2.1 Dimensions.** *The dimensions of fire apparatus access roads shall be in accordance with the following:*

- (a) *Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 403.2.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.*
- (b) *Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.*
- (c) *All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.*
- (d) *Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.*
- (e) *Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases*

*where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.*

(f) *Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.*

(g) *For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be set back from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to 1/4 the difference in elevation from the fire access road to the roof. The building's curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.*

**Sec. 403.2.2 Authority to increase minimums.** The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

**Sec. 403.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (not less than 75,000 lbs. unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all weather driving capabilities. The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom finish perpendicular to the direction of travel or other approved surface to enhance traction.

**Sec. 403.2.4 Roadway radius.** *The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.*

**Sec. 403.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around *emergency* apparatus.

**Sec. 403.2.5.1 Dead end roads turn-around required.** *A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See Annex A & B for illustrations*

**Sec. 403.2.5.2 Dead-end roads.** *The maximum length of a dead-end road,*

*including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:*

*(Title 14 SRA 1273.09 Ref.)*

<u>ZONING FOR PARCEL SERVED BY DEAD-END ROAD(S)</u>	<u>CUMULATIVE LENGTH OF DEAD-END ROAD(S)</u>
Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

*All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. Each dead-end road shall have a turnaround approved by the fire code official and constructed at its terminus.*

*A turnaround shall be provided to all building sites on driveways over 150 feet in length and shall be within fifty (50) feet of the building.*

**Sec. 403.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits *and clearance limitations* shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained where required by the fire code official.

**Sec. 403.2.6.1 Bridges with one traffic lane.** *When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.*

**Sec. 403.2.7 Grade.** *The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 403.2.3. The fire code official may require additional mitigation measures.*

**Sec 403.2.7.1 Cross-Slope.** *The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.*

**Sec. 403.2.8 Angles of Approach and Departure.** The angles of approach and departure for fire apparatus access roads shall *not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official* and shall not allow for transitions between grades

that exceed 6% elevation change along any 10-foot section.

**Sec. 403.2.9 Roadway Turnouts.** *When required by the fire code official, turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Title 14 SRA 1273.06)*

**Exception:** *The minimum width of the turnout may be reduced to 10 feet wide when the fire code official determines the reduction does not impair access by fire apparatus.*

**Sec. 403.3 Marking.** When required by the fire code official, approved signs or other approved notices or markings that include the words “NO PARKING FIRE LANE” shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *Signs or notices* shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility

**Sec. 403.3.1 Fire Lane Designation.** *Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500.1.*

**Sec. 403.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum road widths and clearances established in sections 403.2.1 and 403.2.2 shall be maintained at all times.

**Sec. 403.4.1 Traffic calming devices.** Traffic calming devices (*including, but not limited to, speed bumps, speed humps, speed control dips, etc.*) shall be prohibited unless approved by the fire code official.

**Sec. 403.5 Required gates or barricades.** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**Sec. 403.5.1 Secured gates and barricades.** When required, gates and barricades shall be secured *as approved by the fire code official*. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by section 403.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

**Exception:** The restriction on use shall not apply to public officers acting within the scope of duty.

**Sec. 403.5.2 School fences and gates.** *School grounds may be fenced, and gates therein may be equipped with locks, provided that safe dispersal areas based on three square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.*

*Every public and private school shall conform to Education Code section 32020,*

*which states:*

*The governing board of every public school district and the governing authority of every private school, which maintains any building used for the instruction or housing of school pupils on land entirely enclosed (except for building walls) by fences or walls, shall, through the cooperation of local law enforcement and fire protection agencies having jurisdiction of the area, provide for the erection of gates in these fences or walls. The gates shall be of sufficient size to permit the entrance of ambulances, police equipment and fire-fighting apparatus used by law enforcement and fire protection agencies. There shall be no less than one access gate and there shall be as many of these gates as needed to ensure access to all major buildings and ground areas. If these gates are equipped with locks, the locking devices shall be designed to permit ready entrance by the use of chain or bolt-cutting devices with which the local law enforcement and fire protection agencies may be equipped.*

**Sec. 403.6 Security gates.** *No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.*

- 1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.*
- 2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.*
- 3. An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with "fail open" and "fail secure" options enabled to prevent entrapment.*
- 4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.*
- 5. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.*
- 6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.*
- 7. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.*
- 8. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.*

## SEC. WATER SUPPLY.

Section 404 of the California WUI code is *revised* to read:

**Sec. 404.1 General.** *An approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.*

**Sec. 404.2 Required water supply.**

*An approved water supply capable of supplying the required fire flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code.*

**Sec. 404.3 Draft sites.** Approved draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

**Sec. 404.3.1 Access.** The draft site shall have emergency vehicle access from an access road in accordance with Section 403.

**Sec. 404.3.2 Pumper access points.** The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

**Sec. 404.4 Hydrants.** Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, as applicable.*

**Sec. 404.4.1 Fire hydrant and fire valve location.** The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 10 feet from the roadway, and 10 feet from combustible vegetation.

## SEC. TYPE OF WATER SUPPLY

Section 404.5 of the California WUI Code is *revised* to read:

**Sec. 404.5 Type of water supply.** A water supply *may* consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems, *as approved by the fire code official*, capable of providing the required fire flow. *In setting the requirements for fire flow, the fire code official shall follow section 507.3 or Appendix B of the CFC, or the standard published by the Insurance Service Office, "Guide for Determination of Required Fire Flow".*

**Sec. 404.5.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as referenced in Chapter 80 of CFC.

**Sec. 404.5.2 Waterline Extensions.** The fire code official shall require a waterline extension for the purpose of installing a fire hydrant if a water main is 1,500 feet or less from the property line.

**Exception:** *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

**Sec. 404.5.3 Water tanks.** Water tanks for private residential fire protection, when authorized by the fire code official, shall comply with Table 404.5.3 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for commercial fire protection, when authorized by the fire code official, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

<b>TABLE 404.5.3 RESIDENTIAL WATER TANK REQUIREMENTS (with NFPA 13D Sys.)</b>			
<b>Building Square Feet</b>	<b>Gallons Per Minute Water Flow</b>	<b>Capacity Gallons</b>	<b>Duration Minutes</b>
0 - 3600	250	7,500	30
Over 3600	250	15,000	60

When the exposure distance is one hundred feet (100') or less from an adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.

1. Tank bottom elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the FAHJ. Tank size may be increased to serve multiple structures on a single parcel. The bottom of the water storage tank shall be level with or above the building pad.
2. Supply outlet shall be at least one-4 inch in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall have an approved means of controlling water flow. The fire department connection shall be at least one-4 inch National Standard Thread (male), reduced to one- 2½ inch National Standard Thread (male). Additional outlets may be required.

3. Location of fire department outlet shall be shown on the plot plan when submitted to the FAHJ. Consideration will be given to topography, elevations, and distance from structures, driveway access, prevailing winds, etc.
4. The outlet shall be located along a fire apparatus access roadway and shall not be closer than 50 feet or further than 150 feet from the structure unless approved by the FAHJ.
5. All exposed tank supply pipes shall be listed for above-ground use as per the NFPA 13 edition referenced in Chapter 80 of CFC. Adequate support shall be provided.
6. Water storage tanks shall be constructed from materials approved by the NFPA 22 edition referenced in Chapter 80 of CFC and installed per manufacturer instructions.
7. Plans shall be submitted to the FAHJ for approval prior to tank installation. Tanks shall be installed as per County Zoning setback requirements. See “Annex F” example plan submittal.
8. Vessels previously used for products other than water shall not be allowed.
9. All underground piping serving the fire department connection shall be listed and approved as per the NFPA 24 edition referenced in Chapter 80 of CFC.

## SEC. FIRE FLOW

Section 404.6 of the California WUI Code is *revised* to read:

**Sec. 404.6 Fire Flow** - Fire flow requirements shall be based on Appendix B of the California Fire Code or the standard published by the Insurance Services Office, “Guide for Determination of Required Fire Flow.” Consideration should be given to increasing the gallons per minute to protect buildings and structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 – 3,000 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuel break requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

**Sec. 404.7 Obstructions.** Access to water sources required by this code shall be unobstructed at all times. The *fire department* shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

**Sec. 404.8 Identification.** Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions. *Each fire hydrant and access to a water supply shall be identified in accordance with one of the following:*

1. *Where located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches (73 mm) shall be located on the driveway address sign and mounted on a fire-retardant post.*
2. *Where located along an access road:*
  - 2.1 *A reflectorized blue marker, with a minimum dimension of 3 inches (73 mm), shall be mounted on a fire-retardant post. The signpost shall be within 3 feet (914 mm) of said fire hydrant with the sign no less than 3 feet (914 mm) nor greater than 5 feet (1524 mm) above ground, in a horizontal position and visible from the driveway.*
  - 2.2 *As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.*
3. *Fire department connections shall be identified by a reflective green marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.*

**Sec. 404.9 Testing and maintenance.** Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards.

**Sec. 404.10 Reliability.** Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

**Sec. 404.10.1 Objective.** The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

**Sec. 404.10.2 Clearance of fuel.** Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

**Sec. 404.10.3 Standby power.** Standby power shall be provided to pumps, controllers and related electrical equipment so that stationary water supply facilities within the wildland-urban interface area that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section 2702 of the California Building Code, and Section 1203 of the California Fire Code. The standby power source shall be capable of providing power for not less than 2 hours.

**Exceptions:**

1. Where approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

**SEC. PREMISES IDENTIFICATION**

Section 405 is *revised* to the California WUI Code portion to read:

**Sec. 405.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) *for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings.* Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**Sec. 405.2 Street or road signs.** Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather-resistant and be maintained until replaced by permanent signs. *All new public roads, all private roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.*

**Sec 405.2.1 Traffic Access Limitations.** *Signs identifying traffic access limitations shall be placed at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation*

**Sec. 405.3 Easement address signs.** *A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the background and have a minimum height of 4 inches and a minimum stroke of ½-inch.*

**Sec. 405.4 Directory map.** *A lighted directory map acceptable to the FAHJ, shall be installed at the driveway entrance to a residential multi-family project or a mobile home park, with more than 15 units.*

**Sec. 405.5 Response map updates.** *Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.*

## **SEC. EMERGENCY KEY ACCESS.**

Section 406.1.3 is **added** to the California WUI Code portion to read:

**Sec. 406.1.3 Emergency key access.** All central station-monitored fire detection systems and automatic sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner or occupant shall provide and maintain current

keys for any structure for fire department placement in the box and shall notify the fire department in writing when the building is re-keyed.

## CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS

### SEC. GENERAL

**Sec. 501.1 Scope.** Buildings and structures in a wildland-urban interface area shall be constructed in accordance with California Building Code and this code.

**Exceptions:**

1. *Group U* accessory structures not exceeding 120 square feet (11 m<sup>2</sup>) in floor area where located not less than 50 feet (15 240 mm) from *applicable* buildings.
2. *Group U* agricultural buildings not less than 50 feet (15 240 mm) from *applicable* buildings

**Sec. 501.2 Objective.** The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

**Sec. 501.3 Fire-resistance-rated construction.** Where this code requires 1-hour fire-resistance-rated construction, the fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E119 or UL 263.

**Exceptions:**

1. The fire-resistance rating of building elements, components or assemblies based on the prescriptive designs prescribed in Section 721 of the *California* Building Code.
2. The fire-resistance rating of building elements, components or assemblies based on the calculation procedures in accordance with Section 722 of the *California* Building Code.

**Sec. 501.4 Noncombustibility tests.** *The tests indicated in Section 501.4.1 shall serve as criteria for acceptance of noncombustible building materials. The term "noncombustible" does not apply to the flame spread characteristics of interior finish or trim materials. A material shall not be classified as a noncombustible building construction material if it is subject to an increase in combustibility or flame spread beyond the limitations herein established through the effects of age, moisture or other atmospheric conditions.*

**Sec. 501.4.1 Noncombustible materials.** *Materials required to be noncombustible shall be tested in accordance with ASTM E136 and pass the test. Alternately, materials required to be noncombustible shall be tested in accordance with ASTM E2652 using the acceptance criteria prescribed by ASTM E136.*

**Exception:** *Materials having a structural base of noncombustible material as determined in accordance with ASTM E136, or with ASTM E2652 using the acceptance criteria prescribed by ASTM E136, and a surfacing of not more than 0.125 inch (3.18 mm) in thickness having a flame spread index not greater than 50 when tested in accordance with ASTM E84 or UL 723 shall be acceptable as noncombustible.*

## SEC. IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

**Sec. 503.1 General.** Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with *Chapter 5*. Materials required to be ignition-resistant *building* materials shall comply with the requirements of Section 503.2.

**Exceptions:**

1. *New accessory buildings and miscellaneous structures complying with Section 504.11.*
2. *Additions to and remodels of buildings originally constructed prior to July 1, 2008.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*

**Sec. 503.2 Ignition-resistant building material.** Ignition-resistant building materials shall be *designed for exterior use and weather exposure and shall* comply with any one of the requirements in Sections 503.2.1 through 503.2.4.3.3.

**Sec. 503.2.1 Noncombustible material.** Noncombustible material shall comply with the requirements for in Section 501.4.

**Sec. 503.2.2 Fire-retardant-treated wood.** Fire-retardant-treated wood shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code.

**Sec. 503.2.3 Fire-retardant-treated wood roof coverings.** Roof assemblies containing fire-retardant-treated wood shingles and shakes shall comply with the requirements of Section 1505.6 of the *California* Building Code and shall be classified as Class A roof assemblies as required in Section 1505.2 of the *California* Building Code.

**Sec. 503.2.4 Other ignition-resistant building material.** Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch (3.2 mm). The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 503.2.4.1 through 503.2.4.3.

**Exception:** Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch (0.48 mm) thickness or corrosion-resistant steel at a minimum 0.0149 inch (0.38 mm) thickness shall not be required to be tested with a ripped or cut longitudinal gap.

**Sec. 503.2.4.1 Flame spread.** The material shall exhibit a flame spread index not exceeding 25.

**Sec. 503.2.4.2 Flame front.** The material shall exhibit a flame front that does not progress more than 10 feet 6 inches (3200 mm) beyond the centerline of the burner at any time during the test.

**Sec. 503.2.4.3 Weathering.** Ignition-resistant building materials shall maintain their performance under conditions of use by meeting the performance requirements for weathering, including exposure to temperature, moisture and ultraviolet radiation, in accordance with Sections 503.2.4.3.1 through 503.2.4.3.3 as applicable for the materials and conditions of use.

**Sec. 503.2.4.3.1 Evaluation requirements for weathering.** Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

**Sec. 503.2.4.3.2 Wood-plastic composite materials.** Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

**Sec. 503.2.4.3.3 Plastic lumber materials.** Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m<sup>2</sup> in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

**Sec. 503.2.5 Surface treatment protection.** Use of paints, coatings, stains or other surface treatments are not an approved method of protection as required in this chapter.

## SEC. IGNITION-RESISTANT CONSTRUCTION

**Sec. 504.1 General.** *Ignition-resistant* construction shall be in accordance with Sections 504.2 through 504.11.6.

### **Sec. 504.2 Roof assembly.**

Roofs shall have a roof assembly that complies with a Class A *fire classification* when tested in accordance with ASTM E108 or UL 790. *The following assemblies are exempt from testing and shall be considered as equivalent to the Class A fire classification:*

1. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
2. Roof assemblies *with* ferrous or copper shingles or sheets, metal sheets and shingles,

- clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Roof assemblies *with* minimum 16 oz/sq. ft. *ounce per square foot* (0.0416 kg/m<sup>2</sup>) copper sheets installed over combustible roof decks.
  4. *Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.*

**Sec. 504.2.1 Roof covering voids.** Where there is a void under the roof covering it shall comply with Section 504.2.1.1 or 504.2.1.2.

**Sec. 504.2.1.1 Airspace under roof covering.** Where the roof covering is installed over a combustible deck and the roofing profile creates an airspace under the roof covering, the installation shall comply with the following:

1. *Install a 72 lb. (32.7 kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck.*

**Exception:** *Cap sheet is not required where no less than 1" of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.*

2. *Bird stops shall be used at the eaves where the profile fits, to prevent the entry of debris at the eave.*

3. *Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.*

**Sec. 504.2.1.2 Roof underlayment.** A listed and labeled roof underlayment that has been tested as part of the roof assembly in accordance with ASTM E108 or UL 790 for Class A fire classification, installed in accordance with the underlayment manufacturer's installation instructions and listing. Bird stops shall be used at the eaves when the profile fits, to prevent the entry of debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.

**Exception:** *Where the roof sheathing is fire-retardant-treated wood labeled for exterior use and complies with Section 2303.2 of the California Building Code, the underlayment shall not be required to comply with a Class A fire classification.*

**Sec. 504.2.2 Roof valleys.** Where provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

**Sec. 504.3 Protection of enclosed eaves.**

The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:

1. Noncombustible materials.
2. 2-inch (51 mm) nominal dimension lumber *when tongue and grooved.*
3. 1-inch (25 mm) nominal fire-retardant-treated lumber or 3/4-inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and *complying with* Section 2303.2 of the *California Building Code.*

Facias are required and shall be ignition-resistant *building materials, fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code*, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

**Sec. 504.3.1 Protection of open eaves.** *The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:*

1. *Noncombustible material.*
2. *Ignition-resistant building material.*
3. *Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.*
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *2-inch (51 mm) nominal dimension lumber.*
6. *One layer of 5/8-inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.*
7. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*

*Facias, if provided, shall be of fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.*

**Sec. 504.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter *and shall be non-combustible.*

**Sec. 504.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with one or more of the following methods, *unless they are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1:*

1. *1-hour fire-resistance-rated construction on the exterior side.*
2. *Noncombustible materials.*
3. *Heavy timber. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-groove or set close together and well spiked.*
4. *Log wall construction.*
5. *Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.*
6. *Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.*
7. *Wall assemblies suitable for exterior fire exposure containing one layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.*

8. *Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.*
9. Fire-retardant-treated wood labeled for exterior use and *complying with Section 2303.2 of the California Building Code.*

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**Sec. 504.5.1 Flashing.** A minimum of 6 inches of metal flashing or noncombustible material applied vertically on the exterior of the wall shall be installed at the ground, decking, and roof intersections.

**Sec. 504.5.2 Exterior wall coverings.** *Exterior wall coverings shall comply with the following requirements:*

1. *Noncombustible material.*

**Exception:** *Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.*

**Sec. 504.5.2.1 Extent of exterior wall covering.** *Where provided, exterior wall coverings shall extend from the top of the foundation to the roof and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.*

**Sec. 504.6 Underfloor enclosure.** Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

**Exception:** Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *California Building Code*.

**Sec. 504.7 Projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, *other than decks*, shall be heavy timber construction or constructed of one of the following:

1. *Noncombustible materials.*
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *California Building Code*.
3. Ignition-resistant building materials in accordance with Section 503.2.
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*

7. *The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
8. *The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

**Sec. 504.7.1 Underside of projections.** The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected by one or more of the following:

**Exception:** *Structural columns and beams are not required to be protected in accordance with Section 504.7.1 when constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 6 inches (152.4 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.*

1. *Noncombustible material.*
2. *Ignition-resistant building material shall be labeled for exterior use and shall meet the requirements of Section 503.2.*
3. *Fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2.*
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
7. *The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
8. *The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*
9. *At the base of all posts and walls there shall be 6" inches vertical non-combustible coverings.*

**Sec. 504.7.2 Conditions of acceptance for ASTM E2957.** *The ASTM E2957 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 through 3 below. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Absence of flame penetration of the eaves or horizontal projection assembly at any time.*
2. *Absence of structural failure of the eaves or horizontal projection subassembly at any time.*
3. *Absence of sustained combustion of any kind at the conclusion of the 40-minute test.*

**Sec. 504.7.3 Decks.** *The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of Sections 504.7.3.1 through 504.7.3.4.*

**Sec. 504.7.3.1 Flashing.** *A minimum of a 6-inch (150 mm) metal flashing, applied vertically on the exterior of the wall, shall be installed at all deck-to-wall intersections.*

**Sec. 504.7.3.2 Decking surfaces.** *The walking surface material of decks, porches, balconies and stairs shall be constructed with any of the following materials:*

1. *Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.*
2. *Ignition-resistant building material that complies with the performance requirements of Section 503.2.4.*
3. *Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.*
4. *Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.*
5. *Noncombustible material.*
6. *Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering is noncombustible or ignition-resistant building materials.*

**Exception:** *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*

7. *Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering is noncombustible or ignition-resistant building materials.*

**Exception:** *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*

**Sec. 504.7.3.3 Performance requirements for Section 504.7.3.2, Item 1.** *Materials shall be tested in accordance with both ASTM E2632 and ASTM E2726 and comply with the conditions of acceptance in Sections 504.7.3.3.1 and 504.7.3.3.2. The material shall also be tested in accordance with ASTM E84 or UL 723 and comply with the performance requirements of Section 503.2.4.*

**Sec. 504.7.3.3.1 Conditions of acceptance for ASTM E2632.** *The ASTM E2632 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 through 3 below. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Peak heat release rate of less than or equal to 25 kW/ft<sup>2</sup> (269 kW/m<sup>2</sup>).*

2. *Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-min observation period.*
3. *Absence of falling particles that are still burning when reaching the burner or floor.*

**Sec. 504.7.3.3.2 Conditions of acceptance for ASTM E2726.** *The ASTM E2726 test shall be conducted, using a "Class A" size roof test brand, on a minimum of three test specimens and meet the conditions of acceptance in Items 1 and 2 below. If any one of the three tests does not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

4. *Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.*
5. *Absence of falling particles that are still burning when reaching the burner or floor.*

**Sec. 504.7.3.4 Performance requirements for Section 504.7.3.2, Item 7.** *The ASTM E2632 test shall be conducted on a minimum of three test specimens and meet the condition of acceptance in Item 1 below. If any one of the three tests does not meet the condition of acceptance, three additional tests shall be performed. All three additional tests must show a peak heat release rate shall be 25 kW/ft<sup>2</sup> (269 kW/m<sup>2</sup>) or less.*

**Sec. 504.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be *constructed of any of the following:*

1. *Multilayered glazed panels with at least two panes of tempered glass complying with Section 2406 of the California Building Code.*
2. *Glass block.*
3. *Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9 and shall be exempt from the hose stream test.*
4. *Glazing meeting the performance requirements of SFM Standard 12-7A-2.*

**Sec. 504.8.1 Structural glass veneer.** *The wall assembly behind structural glass veneer shall comply with Section 504.5.*

**Sec. 504.8.2 Operable skylights.** *Operable skylights shall be protected by a non-combustible mesh screen and the dimensions of the openings in the screen shall not exceed 1/8 inch (3.2 mm).*

**Sec. 504.9 Exterior doors.** Exterior doors shall be constructed in accordance with any of the following:

1. *Noncombustible construction.,*
2. *Solid-core wood not less than 1 3/4 inches thick (44 mm).*
3. *The exterior door shall be constructed of solid core wood that complies with the following requirements:*
  - 3.1. *Stiles and rails shall not be less than 1 3/8 inches (35 mm) thick.*
  - 3.2. *Raised panels shall not be less than 1 1/4 inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue*

*not less than 3/8 inch (10 mm) thick.*

4. *Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.*
5. *The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.*
6. *The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.*

Windows within doors and glazed doors shall be in accordance with Section 504.8.

**Sec. 504.9.1 Garage doors.** Automatic garage door openers for vehicle doors serving a residential building shall be equipped with a battery backup function.

**Sec. 504.9.2 Garage door perimeter gap.** *Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch (3.2 mm). Gaps between doors and door openings shall be controlled by one or more of the following methods:*

1. *Weather-stripping products constructed of materials which comply with both of the following:*
  - 1.1. *The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and non-exposed samples shall not exceed 10 percent.*
  - 1.2. *When tested to UL 94, the materials shall have a flammability rating of V-2 or better.*
2. *Door overlaps onto jambs and headers.*
3. *Garage door jambs and headers covered with metal flashing.*

**Sec. 504.9.3 Conditions of acceptance for ASTM E2707.**

*The ASTM E2707 test shall be conducted on a minimum of three test specimens and meet the conditions of acceptance in Items 1 and 2 below. If any one of the three tests do not meet the conditions of acceptance, three additional tests shall be performed. All three additional tests must meet the conditions of acceptance.*

1. *Absence of flame penetration through the wall assembly at any time.*
2. *Absence of evidence of glowing combustion on the interior surface of the assembly at the end of the 70-minute test.*

**Sec. 504.10 Vents.** Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with Section 504.10.1 or Section 504.10.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

**Sec. 504.10.1 Performance Requirements.** Ventilation openings shall be fully covered with *Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:*

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

**Sec. 504.10.2 Off ridge and ridge vents.** *Vents that are installed on a sloped roof, such as dormer vents, shall comply with all of the following:*

1. *Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm) in diameter.*
2. *The vent and mesh material shall be noncombustible.*
3. *The vent and mesh material shall be corrosion resistant.*

**Sec. 504.10.3 Vent locations.** Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

**Sec. 504.10.4 Retrofitting Non-Compliant Vents.**

*Section 504.10.4 is added to the code*

**Sec. 504.10.4 Retrofitting Non-Compliant Vents.** *Where an addition, alteration, or roof modification takes place, non-compliant WUI vents shall be upgraded and/or retrofitted to resist the intrusion of flames and embers.*

**Sec. 504.11 Accessory buildings and miscellaneous structures.**

*Accessory buildings and miscellaneous structures that have the potential to pose a significant exterior fire exposure hazard during wildfires shall be constructed to conform to the ignition-resistance requirements of this section.*

**Sec. 504.11.1** *Sections 504.11.2 through 504.11.6 apply to buildings accessory to an applicable building on the same lot and attached or detached miscellaneous structures that require a building permit, including but not limited to trellises, arbors, patio covers, gazebos and similar structures.*

**Exceptions:**

1. *Decks shall comply with the requirements of Section 504.7.3.*
2. *Awnings and canopies shall comply with the requirements of Section 3105 of the California Building Code.*

**Sec. 504.11.2 Miscellaneous structures and accessory buildings within 3 feet.** *Miscellaneous structures that require a permit, and accessory buildings of any size, when separated from an applicable building on the same lot by a distance of less than 3 feet (914 mm), shall be constructed of noncombustible materials or ignition-resistant building materials as described in Section 503.2.4.*

**Sec. 504.11.3 Accessory buildings greater than 120 square feet, located 3 feet or more but less than 50 feet.** *Accessory buildings that are greater than 120 square feet (11.15 m<sup>2</sup>) in size and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more, but less than 50 feet (15 240 mm) shall be constructed of*

*noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

**Sec. 504.11.4 Accessory buildings 120 square feet or less, located 3 feet or more but less than 50 feet.** *When required by the code official, accessory buildings 120 square feet (11.15 m<sup>2</sup>) or less and separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

**Sec. 504.11.5 Miscellaneous structures located 3 feet or more but less than 50 feet.** *When required by the code official, miscellaneous structures that require a permit and are separated from an applicable building on the same lot by a distance of 3 feet (914 mm) or more, but less than 50 feet (15 240 mm) shall be constructed of noncombustible materials or of ignition-resistant building materials as described in Section 503.2.4.*

**Sec. 504.11.6 Roof construction.** *Roof assemblies and roof coverings of accessory buildings required to be constructed entirely of noncombustible materials or of ignition-resistant building materials shall comply with Sections 504.2 and 504.2.1. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roof assemblies in Fire Hazard Severity Zones shall comply with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.*

## SEC. REPLACEMENT OR REPAIR OF ROOF COVERINGS

**Sec. 507.1 General.** *The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction specified Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.*

### SEC. 96.2.601 GENERAL

**Sec. 601.1 Scope.** *The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within Wildland-Urban Interface (WUI) areas.*

**Sec. 601.2 Objective.** *The objective of this chapter is to establish minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) Area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

## SEC. FIRE PROTECTION PLANS

Section 602 of the CWUI Code is revised to read:

**Sec. 602.1 When required.** A Fire Protection Plan shall be prepared for projects located within High and/or Very High Fire Hazard Severity Zones as identified in the map adopted by the State Fire Marshal or Fire District. A Fire Protection Plan is also required for large projects (an occupant load of 100 or more) or where the site has topographic, geographic, and/or combustible vegetation conditions that require detailed review and analysis, regardless of Fire Hazard Severity Zone.

**Sec. 602.2 Contents.** *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, climatic and fire history.*

*The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.*

*The plan shall address fire department access, egress, road and address signage, water supply in addition to fuel reduction in accordance with Public Resources Code (PRC) 4290; the defensible space requirements in accordance with PRC 4291 or Government Code 51182; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project's specific wildfire risk and shall include the information required in Sections 602.3 through 602.3.2.*

**Sec. 602.3 Project information.** *The final fire protection plan shall be reviewed and approved prior to start of construction.*

**Sec. 602.3.1 Preliminary fire protection plan.** *When a preliminary fire protection plan is submitted, it shall include, at a minimum, the following:*

1. *Total size of the project.*
2. *Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads and parks.*
3. *A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying the fuel modification zone boundaries.*

**Sec. 602.3.2 Final fire protection plan.** *Final fire protection plan shall include items listed in Section 602.3.1 and the following:*

1. *A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:*
  - 1.1. *The plant life-form.*
  - 1.2. *The scientific and common name; and*
  - 1.3. *The expected height and width for mature growth.*
2. *Identification of irrigated and non-irrigated zones.*
3. *Requirements for vegetation reduction around emergency access and evacuation routes.*
4. *Identification of points of access for equipment and personnel to maintain vegetation in common areas.*

5. *Legally binding statements regarding community responsibility for maintenance of fuel modification zones.*
6. *Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.*

### **SEC. 96.2.603 VEGETATION PLAN**

Section 603 of the CWUI Code is *revised* to read:

**Sec. 603.1 General.** Planting of vegetation for new landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.

**Sec. 603.2 Application.** *All new plantings of vegetation in State Responsibility Area (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone shall comply with Sections 603.3 through 603.4.2.1.*

**Sec. 603.3 Landscape plans.** *Landscape plans shall be provided to the FAHJ or a designated third party for any new construction and or addition for residential and commercial buildings or accessory thereof. Plans shall be submitted and approved prior to any framing inspection. In addition, plans shall be provided when modifications occur to any previously approved landscape plan or to the Home Ignition Zones. when required by the code official. The landscape plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.*

**Sec. 603.3.1 Contents.** *Landscape plans shall contain the following:*

1. *Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer could prepare planting plans only (not irrigation) for a single-family residence but would need one of the above professionals to stamp the plans verifying compliance with the regulations.*
2. *Provide plans with a readable (Engineer or Architect) scale.*
3. *Delineation of fuel modification zones and Home Ignition Zones with a general description of the zone's dimensions and character.*
4. *Describe and show existing vegetation on plan.*
5. *Designate irrigated areas on the plan.*
6. *Include a Plant Legend with both botanical and common names for existing and proposed plant material.*
7. *Define all symbols, site amenities, features, and shaded areas, etc. used on the plans.*
8. *Draw all plant symbols of what the full mature canopy size will be.*
9. *Include quantities of trees and large shrubs being proposed.*

**Sec. 603.3.2 Landscaping Installation.** *All landscaping shall be installed per the approved plan by the FAHJ or their third party designee prior to final inspection for issuance of certificate of occupancy.*

**Sec. 603.4 Vegetation.** All new vegetation shall be drought tolerant and fire-smart vegetation in accordance with this section.

**Exception:** *Trees classified as nonfire-smart vegetation complying with Section 603.4.2.1. To be considered fire-smart vegetation, it must meet at least one of the following:*

1. *Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.*
2. *Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.*
3. *Plants considered fire-smart vegetation and approved by the local enforcing agency.*

**Sec. 603.4.1 Shrubs.** *All new plantings of shrubs shall comply with the following:*

1. *Shrubs shall not exceed 6 feet (1829 mm) in height.*
2. *Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).*
3. *Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).*
4. *Shrub groupings shall be separated from structures a minimum of 30 feet (9144 mm).*
5. *Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.*
6. *Ornamental grasses shall be planted a minimum 5 feet from any structure.*

**Sec. 603.4.2 Trees.** *Trees shall be managed as follows within the 50'foot zone (15240 mm) of a structure:*

1. *New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.*
2. *The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).*
3. *Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from roof lines, barbecues, fire pits, other heat or flame producing devices, chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.*
4. *For streetscape plantings, all non-fire resistive trees shall be planted so that the center of the tree trunk is 20 feet from edge of curb. Fire resistive trees may be planted 10 feet from edge of curb to center of tree trunk.*

**Sec. 603.4.2.1 Nonfire-smart vegetation.** *New trees not classified as fire-smart vegetation, such as conifers, junipers, cypress, palms with fibrous tissues, pepper trees, acacia species, bamboo species and eucalyptus species and other species not deemed fire smart shall be permitted provided the tree is planted and maintained in accordance with one of the following:*

1. *The tree is planted so that the tree's drip line at maturity is a minimum of 50 feet (15240 mm) from an applicable building.*

**SEC. MAINTENANCE OF DEFENSIBLE SPACE**

Section 604 of the CWUI Code is revised to read:

**Sec. 604.1 General.** *Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

*Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291. Local Responsibility Areas (LRA) as required in Government Code Section 51182 or as amended by FAHJ or by section 604.6 Fuel Modification.*

**Sec. 604.2 Application.** Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. *All unincorporated lands designated as a State Responsibility Area (SRA) or Local Responsibility Areas (LRA).*
2. *Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*
3. *Land as a Wildland-Urban Interface (WUI) area in ordinance by a city or local agency.*

**Sec. 604.3 Requirements.** *Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:*

1. *Public Resources Code, Section 4291.*
2. *California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.*
3. *California Government Code, Section 51182.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*

**Sec. 604.4 Outbuildings.** *Outbuildings shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from outbuildings shall be fire-smart vegetation.*

**Sec. 604.5 Disposal of flammable vegetation and fuels.** *The disposal, including burning or removal to a site approved by the local jurisdiction, in consultation with the fire authority, of flammable vegetation and fuels caused by site construction, road and driveway construction shall be in accordance with all applicable laws and regulations. [CCR T14 §1276.05]*

#### **Sec. 604.6 Fuel Modification**

A fuel modification zone shall be required around every building that is designed primarily for human habitation or use, or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 120 square feet and 50 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

- a. When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. See Sec. 604.12 “Home Ignition Zones” See Annex D for “Fuel Modification”.
- b. The fire code official may increase the fuel modification zone more than the 100 foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- c. When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- d. The building official and the FAHJ may provide lists of prohibited and recommended

- plants.
- e. The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
  - f. When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
  - g. **Improved Property:** Property owners shall be permitted to clear all combustible vegetation within a one hundred (100) foot radius of all buildings and structures using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.
    - a. Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100'), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.
  - h. **Unimproved Property:** The owner and/or responsible party of any vacant parcel 1 acre or less located within the District shall, at all times, maintain the vacant parcel in compliance with the standards in the section. Any parcel that does not comply with the requirements of this section is hereby declared to be a public nuisance.
    - a. All weeds, grasses, or similar ground vegetation shall be cleared or trimmed and maintained at a height not exceeding 4" inches. Vegetation must be maintained through methods such as mowing, thinning, trimming or by other means that leave the plant root structure intact to stabilize the soil.
    - b. All dead, dying, or diseased vegetation shall be removed.
    - c. Vacant parcels that are located adjacent to a roadway shall comply with the defensible space requirements set forth in Section 604.7.
    - d. Vacant parcels that are located adjacent to an improved parcel shall comply with defensible space requirements in Section 604.6 (g) as measured from the improvement on the improved parcel.

**Sec. 604.7 Fuel modification of combustible vegetation from sides of roadways.** The FAHJ may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or a public or private road adjacent to the property to establish a fuel modification zone. The FAHJ has the right to enter private property to ensure the fuel modification zone requirements are met.

**Exception:** The FAHJ may reduce the width of the fuel modification zone if it will not impair access.

**Sec. 604.8 Responsibility for Maintenance of defensible space.** Any person owning, leasing, controlling, operating or maintaining a building or structure required to establish a fuel modification zone pursuant to Sec. 604.6 shall maintain the defensible space. The FAHJ may enter the property to determine if the person responsible is complying with this section. The FAHJ may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove non-fire resistant vegetation from defensible space areas, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required

by Sec. 604.3.2 or to take other action the FAHJ determines is necessary to comply with the intent of sections 604 et seq.

**Sec. 604.9 Trees.** Crowns of mature trees located within defensible space shall maintain a minimum horizontal clearance of 10 feet for fire resistant trees and 30 feet for non-fire resistive trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 604.9.

**TABLE 604.9  
DISTANCE BETWEEN TREE CANOPIES**

<b>Distance between Tree Canopies by Percent Slope</b>	
<b>Percent of Slope</b>	<b>Required Distances Between Edge of Mature Tree Canopies (1)</b>
<b>0 to 20</b>	<b>10 feet</b>
<b>21 to 40</b>	<b>20 feet</b>
<b>41 plus</b>	<b>30 feet</b>

*1. Determined from canopy dimensions as described in Sunset Western Garden Book (Current Edition)*

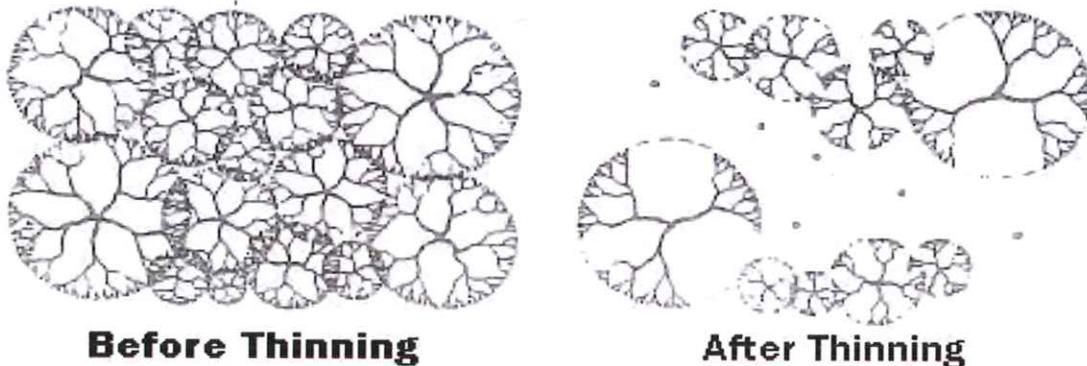
**Sec. 604.12 Home Ignition Zones:**

**Sec. 604.12.1 Zone 0 “Immediate Zone” 0-5’** Meaning from exterior wall surface or patio, deck or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

**Sec. 604.12.2 Zone 1 “Intermediate Zone” from Zone 0 to 50’** means from the immediate edge of Zone 0 extending out in a horizontal plane. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6” adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18” at intersection with Zone 2. Vegetation in this zone shall be irrigated and not exceed 6’ in height and shall be moderate in nature as per Sec. 603.4. Firewood inside this zone shall be piled a minimum of 30’ away from all buildings and structures. Cords of firewood shall also be maintained at least 10’ from property lines and not stacked under tree canopies drip lines.

**Sec. 604.12.3 Zone 2 “Extended Zone” from Zone 1 to 100’** means from the immediate edge of Zone 1 extending out in a horizontal plane for 50’. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of bush/tree/plant or up to 6’ off the ground on mature trees. This area would be considered

selective clearing of natural vegetation and dense chaparral by removing a minimum of 50% of the square footage of this area.



## SEC. SPARK ARRESTORS

**Sec. 605.1 General.** Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrestor. Spark arrestors shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding ½ inch (12.7 mm).

**Sec. 605.2 Net free area.** The net free area of the spark arrestor shall be not less than four times the net free area of the outlet of the chimney.

## SEC. LIQUEFIED PETROLEUM GAS INSTALLATIONS

**Sec. 606.1 General.** The storage of liquefied petroleum gas (LP-gas) and the installation and maintenance of pertinent equipment shall be in accordance with the *California* Fire Code.

**Sec. 606.2 Location of containers or tanks.** LP-gas containers or tanks shall be located within the defensible space in accordance with the *California* Fire Code.

**Sec. 606.3 Clear Area.** *LP-gas storage tanks shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from an LP-gas storage tank shall be fire-smart vegetation.*

## SEC. STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

**Sec. 607.1 General.** Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. *Firewood piles shall be located 30 feet or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of ten feet (3048 mm) down to bare mineral soil in all directions.*

**Sec. 607.2 Storage for off-site use.** Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

## SEC. BUILDING SITING AND SETBACKS

**Sec. 608.1 Intent.** *To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire. [CCR T14 §1276.00]*

**Sec. 608.2 General.** *All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided for in Section 608.1.1. [CCR T14 §1276.00(a)]*

**Sec. 608.2.1 Setback reduction.** *A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating features such as, but not limited to:*

- (1) Non-combustible block walls or fences; or*
- (2) Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or*
- (3) Hardscape landscaping; or*
- (4) A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm).*
- (5) The most protective requirements in Chapter 5.*
  - a. [CCR T14 §1276.01]*

**Sec. 608.2.2 Fire setbacks adjacent protected areas.** Buildings and structures shall be setback a minimum of 100 feet from any property line adjacent to a national forest, state park or open space preserve. This setback may be reduced when existing permitted buildings and structures are located within 100 feet of the property line or additional mitigation measures are employed that are satisfactory to both the FAHJ and the building official.

### SECTION 608.2.3

**Sec. 608.2.3 Building and Structure setback from slope.** Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

See Annex C for “Illustration of Slope”.

## SEC. RIDGELINES, FUEL BREAKS AND GREENBELTS

### Sec. 609.1 Ridgelines.

(a) *The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:*

- (1) *Topography.*
- (2) *Vegetation.*
- (3) *Proximity to any existing or proposed residential, commercial, or industrial land uses.*
- (4) *Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks.*
- (5) *Ability to support effective fire suppression, and*
- (6) *Other factors, if any, deemed relevant by the local jurisdiction.*

(b) *Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.*

(c) *New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).*

- (1) *New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.*
- (2) *Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.*
- (3) *Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.*

(d) *The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.*

[CCR T14 §1276.02]

**Sec. 609.2 Fuel breaks.** *When applications meet any of the following criteria, the local jurisdiction shall determine the need and location for fuel breaks in consultation with the fire authority:*

- (1) *The permitting or approval of three or more new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d); or*
- (2) *An application for a change of zoning increasing zoning intensity or density; or*
- (3) *An application for a change in use permit increasing use intensity or density.*

[CCR T14 §1276.03(a)]

**Sec. 609.2.1 Exposures.** *Fuel breaks required by the local jurisdiction, in consultation with the fire authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to access routes, buildings, or infrastructure within the development. [CCR T14 §1276.03(b)]*

**Sec. 609.2.2 Fire department access.** *Fuel breaks shall have at a minimum, one point of entry for fire fighters and any fire apparatus. The specific number of entry points and entry requirements shall be determined by the local jurisdiction, in consultation with the fire authority. [CCR T14 §1276.03(c)]*

**Sec. 609.2.3 Location of fuel breaks.** *Fuel breaks may be required at locations such as, but not limited to:*

- (1) Directly adjacent to defensible space as defined by Title 14 CCR Section 1299.02 to reduce radiant and convective heat exposure and ember impacts, or support firefighting tactics.*
- (2) Directly adjacent to roads to manage radiant and convective heat exposure and ember impacts, increase evacuation safety, or support firefighting tactics.*
- (3) Directly adjacent to a hazardous land use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support firefighting tactics.*
- (4) Strategically located along ridgelines, in greenbelts, or other locations to reduce radiant and convective heat exposure and ember impacts, or support community level firefighting tactics.*

*[CCR T14 §1276.03(d)]*

**Sec. 609.2.4 Timing.** *Fuel breaks shall be completed prior to the commencement of any permitted construction. [CCR T14 §1276.03(e)]*

**Sec. 609.2.5 Construction.** *Fuel breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides. [CCR T14 §1276.03(f)]*

**Sec. 609.2.6 Maintenance of fuel breaks.** *Where a local jurisdiction requires fuel breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.*

*The mechanisms required shall be binding upon the property for which the fuel break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms. [CCR T14 §1276.03(h)]*

**Sec. 609.2.7 Greenbelts, greenways, open spaces and parks.** *Where a greenbelt, greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a fuel break, the space or relevant portion thereof shall conform with the requirements in California Code of Regulations, Title 14, Section 1276.03. [CCR T14 §1276.04]*

## **SEC. FIRE SAFE DEVELOPMENT REGULATIONS**

**Sec. 610.1 General.** *Pursuant to Public Resources Code, Section 4290, all residential, commercial and industrial building construction within state responsibility areas approved after*

January 1, 1991, and within lands classified and designated as an LRA Very High Fire Hazard Severity Zone, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021, shall comply with the SRA Fire Safe Development Regulations as specified in Title 14, Division 1.5, Chapter 7, Subchapter 2.

**Sec. 610.2 Subdivision map findings.** Pursuant to Government Code (GC), Section 66474.02, before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in an SRA or an LRA Very High Fire Hazard Severity Zone, as both are defined in GC Section 51177, a legislative body of a county, except as provided in GC Section 66474.02(c), shall make findings regarding compliance with the SRA Fire Safe Regulations and the availability of structural fire protection and suppression services. These findings and accompanying map shall be transmitted to the Board of Forestry and Fire Protection and comply with the requirements in Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 1.

## SEC. SUBDIVISION REVIEW SURVEY

**Sec. 611.1 Subdivision identification.** Pursuant to Public Resources Code Section 4290.5 and Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 2, the Board, in consultation with the Office of the State Fire Marshal, shall survey local governments to identify existing subdivisions, as defined in Article 2, located in an SRA area or an LRA Very High Fire Hazard Severity Zone without a secondary egress route that is at significant fire risk.

**Sec. 611.2 Fire safety recommendations.** The Board, in consultation with the Office of the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety. The Board shall provide the final recommendations to the local government that identified the subdivision and to the residents of the subdivision.

**Sec. 611.3 Implementation.** The Board shall maintain a list of the subdivisions identified and the status of the implementation of the recommendations provided.

**Sec. 611.4 Re-survey.** Beginning July 1, 2021, the Board shall conduct this survey every 5 years.

## SEC. GENERAL PLAN SAFETY ELEMENT

**Sec. 612.1 General.** Pursuant to Government Code Section 65302(g)(3), the safety element of a city or county's General Plan shall be reviewed and updated as necessary to address the risk of fire for land classified as SRA, as defined in Section 4102 of the Public Resources Code, and land classified as an LRA Very High Fire Hazard Severity Zone, as defined in Section 51177.

**Sec. 612.2 Submission to the Board of Forestry and Fire Protection and local fire agencies.** Pursuant to Government Code Section 65302.5(b)(1), the draft element of, or draft amendment to, the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following: the adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas; or the adoption or amendment to the safety element of its general plan for

*each city or county that contains a Very High Fire Hazard Severity Zone as defined pursuant to subdivision (i) of Section 51177.*

**Sec. 612.3 Review by the Board of Forestry and Fire Protection and local fire agencies.**

*The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and recommend changes to the planning agency within 60 days of its receipt regarding the requirements in Government Code Section 65302.5(b)(2). The review by the Board of Forestry and Fire Protection is governed by Title 14, Division 1.5, Chapter 7, Article 6.*

**Sec. 612.4 Adoption of the safety element.** *Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the council of a city shall consider the recommendations, if any, made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. The board of supervisors or city council shall respond to the Board of Forestry and Fire Protection and any local agency providing fire protection in compliance with Government Code Section 65302.5(b)(3) and (b)(4) and Title 14, Division 1.5, Chapter 7, Article 6.*

**Section 3 EFFECTIVE DATE**

This ordinance shall take effect and be in force thirty days after the date of its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the East County California, a newspaper of general circulation published in the County of San Diego.

**Section 4**

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Directors hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof. Irrespective of the fact that anyone or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

**Section 5**

That nothing in this ordinance or in the 2022 California Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6**

That the Clerk of the Board of Directors is hereby ordered and directed to cause this ordinance to be published. First read at a regular meeting of the Board of Directors of the Lakeside Fire Protection District, held on the 9th of September 2025. A second reading occurred at a regular meeting on the 14th of October 2025, and finally adopted and ordered published in the manner

required by law at the hearing and meeting on the 14th of October, 2025 by the following roll call vote:

AYES: Bowser, Liebig, Turner.

NOES:

ABSENT: Bingham, Robles.

ABSTAIN:

Upon passage, the ordinance shall transmit a copy to the California Building Standards Commission pursuant to Health and Safety Code section 17958.7.

**Section 7**

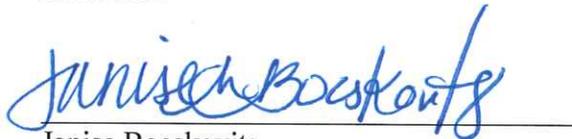
That this ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect 30 days from and after the date of its final passage and adoption.



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Brent Bower  
Board President

ATTEST:



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Janise Bocskovits  
Board Clerk