

FINAL DRAFT

TASK FORCE RECOMMENDATIONS ON INITIAL EXPRESS TERMS

FIRE CODE CHAPTER 49

**REQUIREMENTS FOR WILDLAND-URBAN INTERFACE
FIRE AREAS**

FOR
PROPOSED BUILDING STANDARDS
OF THE
OFFICE OF THE STATE FIRE MARSHAL (SFM)
REGARDING THE ADOPTION BY REFERENCE OF THE
2009 EDITION OF THE INTERNATIONAL FIRE CODE (IFC)
WITH AMENDMENTS INTO THE 2010 CALIFORNIA FIRE CODE (CFC)
CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 9

Legend for Express Terms:

1. Existing California regulations or amendments brought forward with modification appear in *Italics*,
2. New amendments with language proposed here to be added is underlined.
2. New amendments with language proposed here to be deleted shown as ~~Strikeout~~.
3. Portions of the code with modified language (additions and deletions) have bold right side boarder.
4. Please DO NOT use “track changes” for comments (use footnotes if needed).
5. Please maintain version date & author initials (20090427ef) filename format and header/footer format when sharing files.

[49. The SFM proposes to maintain the adoption of Chapter 49 with the following modifications.]

***CHAPTER 4749
REQUIREMENTS FOR WILDLAND-URBAN
INTERFACE FIRE AREAS***

4701 4901 GENERAL

4701.1 4901.1 Scope. *The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter.*

4701.2 4901.2 Purpose. *The purpose of this code is to provide minimum standards to increase the ability of a building to resist the intrusion of flame or burning embers being projected by a vegetation fire and contributes to a systematic reduction in conflagration losses through the use of performance and prescriptive requirements.*

4702 4902 DEFINITIONS.

4702.1 4902.1 General. *For the purpose of this chapter, certain terms are defined as follows:*

CDF DIRECTOR *means the Director of the California Department of Forestry and Fire Protection.*

FIRE PROTECTION PLAN *is a document prepared for a specific project or development proposed for a Wildland-Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.*

The Fire Protection Plan shall be in accordance with this Article. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission in accordance with Section 101.14 or the Department of Housing and Community Development in accordance with Section 101.15 shall apply.

FIRE HAZARD SEVERITY ZONES *are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code Sections 51175 through 51189.*

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The California Code of Regulations, Title 14, section 1280 entitles the maps of these geographical areas as “Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California.”

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code Sections 51177(c), 51178 and 5118 that is not a state responsibility area and where a local agency, city, county, city and county, or district is responsible for fire protection.

STATE RESPONSIBILITY AREA means 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.

WILDFIRE is any 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 is 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-URBAN INTERFACE FIRE AREA is 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, or other areas designated by the enforcing agency to be at a significant risk from wildfires. See Article 86B for the applicable referenced Sections of the Government Code and the Public Resources Code.

4703 4903 PLANS [RESERVED]

4704 4904 FIRE HAZARD SEVERITY ZONES

4704.1 4904.1 General. Lands in the state are classified by the CDF Director in accordance with the severity of wildfire hazard expected to prevail in those areas and the responsibility for fire protection, so that measures may be identified which will reduce the potential for losses to life, property, and resources from wildfire.

4704.2 4904.2 Classifications. The CDF Director classifies lands into fire hazard severity zones in accordance with California Public Resources Code Sections 4201 through 4204 for State Responsibility Areas and accordance with Government Code Sections 5117 through 51189 for areas where a local agency is responsible for fire protection.

4705 4905 WILDLAND-URBAN INTERFACE FIRE AREA WILDFIRE PROTECTION BUILDING CONSTRUCTION

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4705.1 4905.1 General. *Materials and construction methods for exterior wildfire exposure protection and requirements to mitigate wildfire exposure shall be applied within geographical areas where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses.*

4705.2 4905.2 Construction Methods and Requirements within Established Limits. *Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:*

1. *California Building Code Chapter 7A,*
2. **California Residential Code Section R327**
3. **California Reference Standards Code Chapter 12-7A**
4. *and this chapter.*

4705.3 4905.3 Establishment of Limits. *The establishment of limits for the Wildland-Urban Interface Fire Area’s required construction methods shall be designated pursuant to the California Public Resources Code for State Responsibility areas or by a local agency following a finding supported by substantial evidence in the record that the requirements of this Section are necessary for effective fire protection within the area.*

SECTION 4706 4906 VEGETATION MANAGEMENT [RESERVED]

4906.1 General. *Hazardous vegetation shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading from burning vegetation to buildings as required by applicable laws and regulations.*

4906.2 Application.

Buildings and structures located in the following areas shall maintain the required vegetation management:

1. **All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:**
 - a. Moderate Fire Hazard Severity Zones
 - b. High Fire Hazard Severity Zones
 - c. Very-High Fire Hazard Severity Zones
2. **Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.**

4906.3 Requirements. *Vegetation around all applicable buildings and structures shall be maintained in accordance with the following laws and regulations:*

1. **Public Resources Code section 4291.**

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2. California Code of Regulations Title 14 - Natural Resources, Division 1.5 - Department of Forestry and Fire Protection, “General Guideline to Create Defensible Space.”
3. California Government Code section 51182

~~SECTION 4707 4907 DEFENSIBLE SPACE [RESERVED]~~

4907.1 General. *Defensible space will be maintained around all buildings and structures in State Responsibility Code (SRA) as required in Public Resources Code 4291 and California Code of Regulations Title 14 - Natural Resources, Division 1.5 - Department of Forestry, Chapter, “Fire Protection”, Subchapter 2 “SRA Fire Safe Regulations”, Articles 1-5.*

Buildings and structures within the Very High Fire Hazard Severity Zones of a Local Responsibility Areas (LRA) shall maintain defensible space as outlined in Government Code 51175 – 51189 and any local ordinance of the authority having jurisdiction.

~~SECTION 4708 4908 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE~~

~~4708.1 4908.1 SCOPE, PURPOSE AND APPLICATION~~

~~4708.1.1 4908.1.1 Scope.~~ *This Article applies to building materials, systems and or assemblies used in the exterior design and construction of new buildings located within a Wildland Urban Interface Fire Area as defined in this chapter.*

~~4708.1.2 4908.1.2 Purpose.~~ *The purpose of this Article is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Urban Interface Fire Area to resist the intrusion of flame or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.*

~~4708.1.3 4908.1.3 Application.~~ *New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following Sections:*

1. ~~4710.1 4910.1 Roofing~~
2. ~~4710.2 4910.2 Attic Ventilation~~

~~4708.2 4908.2 Alternates for materials, design, tests, and methods of construction.~~ *The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions*

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~~in accordance with the California Building Code Section 104.10. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the Chapter 4749.~~

~~SECTION 4709 4909 STANDARDS OF QUALITY [RESERVED]~~

~~SECTION 4710 4910 MATERIALS, SYSTEMS AND METHODS OF CONSTRUCTION~~

~~4710.1 4910.1 ROOFING~~

~~4710.1.1 4910.1.1 General. Roofs shall comply with the requirements this chapter and the California Building Code, Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.~~

~~4710.1.2 4910.1.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.~~

~~4710.1.3 4910.1.3 Roof valleys. When provided, valley flashings shall be not less 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion resistant metal installed over a minimum 36 inches (914 mm) wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.~~

~~4710.1.4 4910.1.4 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.~~

~~4710.2 4910.2 Attic ventilation.~~

~~4710.2.1 4910.2.1 General. When required by the California Building Code, Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion resistant, non-combustible wire mesh with 1/4 inch (6 mm) openings or its equivalent.~~

~~4710.2.2 4910.2.2 Eave or cornice vents. Vents shall not be installed in eaves and cornices. Exception: Eave and cornice vents may be used provided they resist the intrusion of flame and burning embers into the attic area of the structure.~~

~~4711 4911 EXTERIOR WALLS. [RESERVED]~~

~~4712 4912 DECKING, FLOORS AND UNDERFLOOR PROTECTION. [RESERVED]~~

~~4713 4913 ANCILLARY BUILDINGS AND STRUCTURES [RESERVED]~~

Authority: Health and Safety Code Sections 13108.5(a), 13143, 18949.2, Government Code Section 51189.

References: Health and Safety Code Sections 13143, Government Code Sections 51176, 51177, 51178, 51179, Public Resources Code Sections 4201 through 4204