



City of Escondido
Escondido Fire Department
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WILDLAND/URBAN INTERFACE STANDARD DEVELOPMENT GUIDELINES

GENERAL REQUIREMENTS:

1. Fuel Modification Zone (surrounds the residence)
 - A. Zone A (50' wide)+ Zone B (50' wide) = 100'
 - B. Zone A = Replanted with fire resistive plant material and permanently, irrigated and can not extend into designated, open space areas.
 - C. Zone B = 50 percent thinning of natural vegetation is required (e.g., remove dead, woody debris and up to 50 percent of live plant material).
2. Structure Setback (measured from top of slope abutting natural vegetation to furthest projection on the combustible structure).
 - A. 15 feet horizontal setback distance for one story structure element (one story element is defined as not exceeding 12 feet from grade).
 - B. 30 feet horizontal setback distance from furthest projection on a two story structure element.
3. Fencing on structures that face wildland fuels shall have the first five feet of fencing that connects to the structure be non-combustible, heavy timber or fire retardant pressure treated wood.
4. All awnings attached to any structure shall meet the 15-foot structure setback requirement and be identified as fire rated. Additionally, the awning shall be contained in a metal, self-enclosing or box-protected cover.
5. Portable awnings shall have UL Approved Fire Retardant Rating and be no closer than 20 feet from any combustible structures.
6. The following requirements apply to both pool heating and power supply. Solar panels located less than 20 feet to a combustible structure shall have a metal frame, otherwise the size and type of materials of the entire solar panel system will determine the separation distance to combustible structures. All solar panels placed on a roof top shall comply with the Class "A" roof assembly and materials requirements.
7. Combustible ground cover (mulch, wood chips etc.) shall not be any closer than 12 inches to any structure.
8. Trash enclosures or trash can storage shall be located at least 10 feet or more from any structure. Trash enclosures trellis or roof should be non-combustible or made of heavy timber.

9. Small storage buildings shall be located at least 20 feet from any structure.
10. Clearance too combustibles shall be kept a minimum of 10 feet from any propane tanks or containers.

STRUCTURES (Enclosed on three sides, Detached or Attached):

1. The 100-foot fuel modification zone will extend from the new portion of the structure.
2. Structures are required to meet all International Urban-Wildland Interface Codes' fire resistive construction requirements.
3. No structures are allowed in the appropriate structure setbacks.
4. Interior automatic fire sprinkler system is required.

AUXILLARY STRUCTURES: PAVILIONS, TRELLISES, ARBORS, PERGOLAS, CABANAS, PALAPAS, AND PLAYGROUND EQUIPMENT

Auxiliary Structures are evaluated for a fire event (i.e., type of combustible materials, size of structure, distance from house and intended use). In addition, if structure is more than 50% covered, a Class A non-combustible roof is required.

ATTACHED, AUXILLARY STRUCTURE TO HOME; i.e., Overhead covers and decking not enclosed on three sides:

1. 100-foot Fuel Modification Zone extends from the attached structure perimeter.
2. Maximize the use of non-combustible material. Columns must be non-combustible masonry and/or stucco or pre-cast concrete.
3. Nominal timber size requirements (4"x 6") for fire resistive construction will be required.
4. Attached structure may not extend into the pre-determined, structure setbacks.
5. Any covered area shall be required to be protected with fire sprinkler system when the dimension from the wall of the structure to the edge of the covered area exceeds ten feet.

DETACHED, AUXILLARY STRUCTURES LESS THAN 250 SQUARE FEET; i.e., small playground equipment, gazebos, shed, trellis, palapas and arbor:

1. When structure is 250 square feet or less, the 100-foot Fuel Modification Zone extends from the house outwards, not the auxiliary structure.
2. The structures shall be a minimum of 20 feet from other combustible structures.
3. Maximize the use of non-combustible material. Columns must be non-combustible Masonry and/or stucco or pre-cast concrete.
4. Nominal timber size requirements (4"x 6") for fire resistive construction will be required.

5. Structure may not extend into the fuel modification setbacks from top of slope.
6. The canvas awnings for playground equipment shall be identified and maintained, annually, as fire retardant.
7. Structures enclosed on three or more sides may require an automatic fire sprinkler system.
8. All palapas with thatched roof shall be at a minimum 30 feet from any combustible structure. Roofing materials shall be applied with a fire retardant chemical. Proof of application and UL rating of fire retardant chemical shall be provided to Fire District prior to installation of palapa.

DETACHED AUXILLARY STRUCTURES GREATER THAN 250 SQUARE FEET; i.e., large playground equipment (*e.g., King Kong Clubhouse*), guesthouse, cabana, palapas and pool house)

1. When structure is 250 square feet or greater, the 100-foot Fuel Modification Zone extends from the auxiliary structure.
2. The structures shall be a minimum of 30 feet from other combustible structures, unless otherwise permissible by local zoning requirements.
3. Maximize the use of non-combustible material. Columns must be non-combustible Masonry and/or stucco or pre-cast concrete.
4. Nominal timber size requirements (4"x 6") for fire resistive construction will be required.
5. Structure may not extend into the fuel modification setbacks from top of slope.
6. The canvas awnings for playground equipment shall be identified and maintained, annually, as fire retardant.
7. Structures enclosed on three or more sides may require an automatic fire sprinkler system. 10-30-2007 – cfh/ms.