

Section 35.39100.030. Appendix II-A of the Fire Code portion of the California Building Standards Code is hereby revised by to read as follows:
Appendix II-A is revised by adding:

Division II
SPECIAL HAZARDS
APPENDIX II-A
SUPPRESSION AND CONTROL OF HAZARDOUS FIRE AREAS
(See U.F.C. Section 1101)

SECTION 1 – SCOPE

1.1 General.

The unrestricted use of grass-, grain-, brush- or forest-covered land in hazardous fire areas is a potential menace to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire which might be caused by recreational, residential, commercial, industrial or other activities conducted in hazardous fire areas shall be in accordance with Appendix II-A.

1.2 Roadways on Projects with Prior Approvals.

When fire apparatus access to a new discretionary project is over a roadway, which has previously been described in a subdivision map, parcel map, improvement plan or other similar document, the following minimum road widths shall apply:

1. If the roadway serves more than two single-family dwellings the roadway shall be a minimum of 24 feet in width.
2. If the roadway serves no more than two single-family dwellings the minimum roadway width may be 16 feet.
3. If the existing road easement is 20 feet or less in width then the roadway width may be reduced to 20 feet minimum.

SECTION 2 – DEFINITIONS

For the purpose of Appendix II-A, certain terms are defined as follows:

Basic Ignition-Resistant Construction standards are the system of building materials and components as found at section 26.2.

Combustible Vegetation is material that in its natural state will readily ignite, burn and transmit fire from the vegetative growth to any structure, this includes ground fuels which

are any native or landscape vegetation not considered a tree and generally in contact with the ground.

Defensible Space is an area either natural or man-made, where material capable of allowing a fire spread unchecked has been treated, cleared or modified to slow the rate and intensity of advancing wildfire. This will create an area for increased safety for emergency fire equipment and evacuating or sheltering civilians in place and a point for fire suppression to occur.

Discretionary Project. “Discretionary Project” means a project, which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Enhanced Ignition-Resistant Construction standards are the system of building materials and components as found at section 26.3.

Fire Authority Having Jurisdiction (FAHJ). The designated entity providing enforcement of fire regulations as they relate to planning, construction and development. This entity may also provide fire suppression and other emergency services.

Fuel Modification Zone - A strip of land where combustible vegetation has been thinned, modified or both and partially or totally replaced with approved drought-tolerant, fire-resistant, and/or irrigated plants to provide an acceptable level of risk from vegetation fires. Fuel modification reduces radiant and convective heat, thereby reducing the amount of heat exposure on the roadway or structure and providing fire suppression forces a safer area in which to take action.

Hazardous Fire Area - Any geographic area mapped by the State or local jurisdiction as a high, or very high fire hazard area, or as set forth by the FAHJ that contains the type and condition of vegetation, topography, weather, and structure density to potentially increase the possibility of vegetation conflagration fires shall be considered a hazardous fire area.

Ignition Source is any item or substance capable of energy release of a type and magnitude sufficient to ignite any flammable materials that could occur in or outside of a structure. Examples of Ignition source are, storage or use of flammable gases and flammable liquids, or permanent or temporary electrical wiring and open flame devices.

Off-site Roadway A road, street, public highway, or private road used for fire apparatus access from a publicly maintained road to the boundary of the subject property.

On-site Roadway. A road, street, public highway, private road or driveway used for fire apparatus access within the boundaries of the subject property or land division.

Planning Authority Having Jurisdiction (PAHJ). The identified authority regulating and enforcing planning and/or construction standards.

Structure means a residence and attached garage, building or related facility that is designed primarily for human use or habitation or buildings designed specifically to house farm animals.

Decking, fences, and similar facilities are not considered structures for the purposes of establishing the limits of the fuel modification zone.

Free standing open sided shade covers, sheds, gazebos, and similar accessory structures less than 250 square feet and 30 feet or more from the main building are not considered structures for the purposes of this appendix.

Vegetation Conflagration is an uncontrolled fire spreading through vegetative fuels, and exposing and consuming structures in the advancing path of fire.

Wildland Fuel means any timber, brush, grass, or other flammable vegetation, living or dead, standing or down, that is not classified as fire-resistive.

Wildland/Urban Interface Area is land in an area designated or identified as a hazardous fire area as determined by the FAHJ (see the definition of hazardous fire area).

Tracer is any bullet or projectile incorporating a feature, which marks or traces the flight of said bullet or projectile by flame, smoke or other means, which results in fire or heat.

Tracer charge is any bullet or projectile incorporating a feature designed to create a visible or audible effect by means which result in fire or heat and shall include any incendiary bullets and projectiles.

SECTION 3 - PERMITS

The chief is authorized to stipulate conditions for permits related to fire and life safety.

Permits shall not be issued when public safety would be at risk from fire and life safety, as determined by the chief.

SECTION 4 - RESTRICTED ENTRY

The chief shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

EXCEPTIONS:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers and other duty authorized public officers, members of a fire department and members of the United States Forest Service.

SECTION 5 - TRESPASSING ON POSTED PROPERTY

5.1 General. When the chief determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural

growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

5.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to Appendix II-A shall be placed on every closed area.

5.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

EXCEPTION: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

SECTION 6 - SMOKING

Lighting, igniting or otherwise setting fire to or smoking tobacco, cigarettes, pipes or cigars in hazardous fire areas is prohibited.

EXCEPTION: Places of habitation or within the boundaries of established smoking areas or campsites as designated by the chief.

SECTION 7 - SPARK ARRESTERS

All structures having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall have such chimney, flue, or stovepipe equipped with an approved spark arrester. An approved spark arrester is defined as a device constructed of non combustible materials, 12 gauge minimum welded or woven wire mesh, with maximum ½ inch openings, or cast iron plate, 3/16 inch minimum thickness, or other material found satisfactory by the enforcement agency, having ½ inch maximum perforations for arresting burning carbon or sparks and installed to be visible for the purposes of inspection and maintenance. All incinerator chimneys shall terminate in a substantially constructed spark arrester having an iron, heavy wire mesh not exceeding ½ inch maximum opening.

SECTION 8 - TRACER BULLETS, TRACER CHARGES, ROCKETS AND MODEL AIRCRAFT

Tracer bullets and tracer charges shall not be possessed, fired or caused to be fired into or across hazardous fire areas.

Rockets, model planes, gliders and balloons powered with an engine, propellant or other feature liable to start or cause fire shall not be fired or projected into or across hazardous fire areas.

SECTION 9 - EXPLOSIVES AND BLASTING

Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within hazardous fire areas except by permit from the chief.

SECTION 10 - FIREWORKS

Fireworks shall not be used or possessed in hazardous fire areas.

The chief is authorized to seize, take, remove or cause to be removed fireworks in violation of Section 10.

SECTION 11 - APIARIES

Lighted and smoldering material shall not be used in connection with smoking bees in or upon hazardous fire areas except by permit from the chief.

SECTION 12 - OPEN-FLAME DEVICES

Welding torches, tar pots, decorative torches and other devices, machines or processes liable to start or cause fire shall not be operated or used in or upon hazardous fire areas, except by permit from the chief.

EXCEPTION: Use within habited premises or designated campsites which are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

Flame-employing devices, such as lanterns or kerosene road flares shall not be operated or used as a signal or marker in or upon hazardous fire areas.

EXCEPTION: The proper use of fuses at the scenes of emergencies or as required by standard railroad operating procedures.

SECTION 13 - OUTDOOR FIRES

Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas, except by permit from the chief.

EXCEPTION: Outdoor fires within habited premises or designated campsites where such fires are built in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144mm) from a grass-, grain-, brush-, or forest-covered area.

Permits shall incorporate such terms and conditions, which will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or upon hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person age 18 or over is not present at all times to watch and tend such fire, or
3. When public announcement is made that open burning is prohibited.

Permanent barbecues, portable barbecues, outdoor fireplaces or grills shall not be used for the disposal of rubbish, trash or combustible waste material.

SECTION 14 - INCINERATORS AND FIREPLACES

Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in hazardous fire areas without prior approval of the chief. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrester, screen or door.

EXCEPTION: When approved by the chief unprotected openings in barbecues and grills necessary for proper functioning.

SECTION 15 - CLEARANCE OF BRUSH AND VEGETATIVE GROWTH FROM ELECTRICAL TRANSMISSION LINES

15.1 General. Clearance of brush and vegetative growth from electrical transmission lines shall be in accordance with Section 15.

EXCEPTION: Section 15 does not authorize persons not having legal right of entry to enter upon or damage the property of others without consent of the owner.

15.2 Support Clearance. Persons owning, controlling, operating or maintaining electrical transmission lines upon hazardous fire areas shall, at all times, maintain around and adjacent to poles supporting a switch, fuse, transformer, lightning arrester, line junction, dead end, corner pole, towers or other poles or towers at which power company employees are likely to work most frequently an effective firebreak consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower.

EXCEPTION: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

15.3 High tension Line Clearance. Persons owning, controlling operating or maintaining electrical transmission lines upon hazardous fire areas shall maintain the clearance specified in Section 15.3 in all directions between vegetation and conductors carrying electrical current:

1. For lines operating at 2,400 volts and less than 68,000 volts, 4 feet,
2. For lines operating at 68,000 volts and less than 110,000 volts, 6 feet, or

3. For lines operating at 110,000 volts and over, 10 feet.

Such distance shall be sufficiently great to furnish the required clearance from the particular wire or conductor to positions of such wire or conductor at temperatures of 120°F. (48.9°C.) or less. Forked, dead, old, decadent and rotten trees; trees weakened by catfaces, decay or disease; and trees leaning toward the line, which could contact the line from the side or fall on the line, shall be felled, cut or trimmed to remove the hazard.

15.4 Self-supporting Aerial Cable. Line clearance is not required for self-supporting aerial cable, except that forked trees, leaning trees and other growth which could fall across the cable and break it shall be removed.

SECTION 16 - CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM STRUCTURES

16.1 General. Persons owning, leasing, controlling, operating or maintaining buildings or structures in, upon or adjoining hazardous fire areas, and persons owning, leasing or controlling land adjacent to such buildings or structures, shall at all times:

1. Maintain an effective fuel modification zone by thinning, clearing or modifying away combustible vegetation and other flammable materials from areas within 100 feet from such buildings or structures. (See exception 3 for ignition-resistant construction and other features for approval and/or a reduction of the fuel modification zone) The fuel modification zone may be re-planted with either approved irrigated, fire resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material (The PAHJ and the FAHJ may provide lists of prohibited and recommended planting material). Re-planting of the fuel modification zone may be required for erosion control. The fuel modification zone must be entirely located on the subject property unless approved by the FAHJ.

EXCEPTIONS:

1. Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

2. Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches (457 mm) in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

3. With the approval of the FAHJ the width of the fuel modification zone may be reduced where enhanced ignition-resistant structures or other features are constructed however, in no case shall the fuel modification zone be reduced to less than 30 feet. See Section 26 for the minimum requirements for an enhanced ignition-resistant structure. This exception shall not be construed to allow the FAHJ to require ignition-resistant construction on existing structures with a fuel modification zone of less than 100 feet.

2. Remove portions of trees, which extend within 10 feet of the outlet of a chimney,
3. Maintain trees adjacent to or overhanging a building free of deadwood, and
4. Maintain the roof of a structure free of leaves, needles or other dead vegetative growth.

16.2 Corrective Actions. The executive body is authorized to instruct the chief to give notice to the owner of the property upon which conditions regulated by Section 16.1 exist to correct such conditions. If the owner fails to correct such conditions, the executive body is authorized to cause the same to be done and make the expense of such correction a lien upon the property where such condition exists.

SECTION 17 - CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM ROADWAYS

17.1 Clearance at Existing Off-Site Roadways. The area within 10 feet of each side of the improved width of highways and private roads shall comply with the requirements of a fuel modification zone. The chief is authorized to enter upon private property to insure the fuel modification zone requirements are met.

EXCEPTION: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

17.2 Clearance for New Off-Site Roadways when constructed and On-Site

Roadways - The area on each side of the improved width of highways, private roads and driveways shall comply with the requirements of a fuel modification zone. The minimum dimensions of the fuel modification zone shall be as required by table 17.2.

TABLE 17.2

IMPROVEMENT WIDTH*	FUEL MODIFICATION ZONE – DISTANCE FROM EACH SIDE OF ROADWAY
16 feet	20 feet
24 feet	16 feet
28 feet	12 feet
32 feet	10 feet

* Improvement Width as defined by the Private Road Standard, County of San Diego

EXCEPTION 1: Upon approval by the FAHJ, the Roadway Fuel Modification Zones may be reduced provided it does not impair access.

EXCEPTION 2: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

SECTION 18 - UNUSUAL CIRCUMSTANCES

If the chief determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the clearance of vegetation provisions of Sections 15, 16 or 17 of Appendix II-A undesirable or impractical, enforcement thereof may be suspended and reasonable alternative measures shall be provided.

SECTION 19 - DUMPING

Garbage, cans, bottles, papers, ashes, refuse, trash, rubbish or combustible waste material shall not be placed, deposited or dumped in or upon hazardous fire areas, or in, upon or along trails, roadways or highways in hazardous fire areas.

EXCEPTION - Approved public and private dumping areas.

SECTION 20 - DISPOSAL OF ASHES

Ashes and coals shall not be placed, deposited or dumped in or upon hazardous fire areas.

EXCEPTIONS:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from combustible vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (304.8mm) of mineral earth not less than 25 feet (7620mm) from combustible vegetation or structures.

SECTION 21 - USE OF FIRE ROADS AND FIREBREAKS

Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners.

Vehicles shall not be parked in a manner, which obstructs the entrance to a fire road or firebreak.

EXCEPTION: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or firebreaks, unless located 16 feet (4877 mm) or more above such fire road or firebreak.

SECTION 22 - USE OF MOTORCYCLES, MOTOR SCOOTERS AND MOTOR VEHICLES

Motorcycles, motor scooters and motor vehicles shall not be operated within hazardous fire areas without a permit by the chief, except upon clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

SECTION 23 - TAMPERING WITH FIRE DEPARTMENT LOCKS, BARRICADES AND SIGNS

Locks, barricades, seals, cables, signs and markers installed within hazardous fire areas, by or under the control of the chief, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the chief shall not be unlocked.

SECTION 24 - LIABILITY FOR DAMAGE

The expenses of fighting fires which result from a violation of Appendix II-A shall be a charge against the person whose violation of Appendix II-A caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the chief in the same manner as in the case of an obligation under a contract, expressed or implied.

SECTION 25 - SETBACKS FOR NEW CONSTRUCTION.

25.1 Zoning Requirements. The minimum setbacks for locating structures on a lot are set by the PAHJ. To minimize fire spread potential the FAHJ may require additional setbacks as described in Section 25.2. In no case may the setbacks required by the FAHJ be less than those established by the PAHJ.

25.2 Fire Requirements. In those jurisdictions where a FAHJ approves a fuel modification zone of less than 100 feet, all structures, including any part of a structure located within the Wildland/Urban Interface Area shall be not less than 30 feet measured perpendicular from the subject property line adjacent to Wildland Fuel. When the property line abuts a public way the setback is measured to the centerline of the public way or street.

EXCEPTION: When allowed by both the FAHJ and by the PAHJ zoning requirements and the wildland fire hazard is determined to be minimal, the 30 foot setback may be reduced to a minimum of 5 feet from a property line provided the entire exterior wall, eave, overhang, or any other building construction elements shall comply with the enhanced ignition-resistant construction standards of Section 26.

Note: The FAHJ may allow openings in the exterior wall facing the wildland/Urban Interface Area if it is determined the hazard is minimal.

25.3 Future setback modification – All fuel modification zones shall not extend beyond the property line.

SECTION 26 - IGNITION-RESISTANT CONSTRUCTION IN A WILDLAND/URBAN INTERFACE AREA

26.1 General. For the purposes of this appendix this section describes the requirements of ignition-resistant construction related to protecting new structures from an approaching wildfire. While these standards will provide a high level of protection to structures built in the wildland/urban interface area; there is no guarantee or assurance that compliance with these standards will prevent damage or destruction of structures by fire in all cases. Section 26 contains standards for basic, and enhanced, ignition-resistant construction in the wildland/urban interface area. Greenhouses are not considered structures for the purposes of this appendix.

26.2. Basic Ignition-Resistant Construction Requirements in the Wildland/Urban Interface Area. All structures built in the Wildland/Urban Interface Area must comply with the following basic ignition-resistant construction standards:

26.2.1. Windows and Glazing . Glass or other transparent, translucent or opaque glazing shall be tempered glass, multi-layered glass panels (dual glazed), glass block, have a fire-protection rating of not less than 20 minutes, or other assemblies approved by the FAHJ. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWDA 101/I.S.2-97 structural requirements.

26.2.2. Skylights. Skylights within one-half mile of the Wildland/Urban Interface Area shall be tempered glass except when the structure is protected with an automatic fire sprinkler system, the FAHJ may approve other materials.

26.2.3. Exterior Walls. Exterior walls in the Wildland/Urban Interface Area shall comply with the provisions of the U.B.C. and with the following additional requirements:

1. Wall Surfacing Materials. The exterior wall surface materials shall be non combustible or an approved alternate. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs. Wood shingle and shake wall covering shall be prohibited except for repair or replacement as noted in Section 26.2.3, item 2.

EXCEPTIONS:

1. Wood siding of 3/8-inch plywood or 3/4-inch drop siding is permitted but must have an underlayment of 1/2-inch fire-rated gypsum sheathing that is tightly butted or taped and mudded, or other ignition-resistive material as approved by the PAHJ.
2. Livestock stables less than 2,000 square feet total floor area and without restrooms are exempt from the non-combustible wall requirement if constructed a minimum of 100 feet from the property line, from any open space easement, and from any dwelling on the parcel. If a dwelling or

addition to a dwelling is subsequently proposed to be constructed closer than 100 feet from a stable constructed under this exemption, the stable must be retrofitted with non-combustible exterior wall covering or be removed.

2. Repair/Replacement. If 50 percent or more of an exterior wall located less than 30 feet from a property line requires repair or replacement, the entire wall shall conform to this section. If less than 50 percent of the wall requires repair or replacement, the existing wall may be repaired or replaced in kind, however, if the wall covering is wood shingle or shake, it must be repaired or replaced with fire-retardant, pressure-treated wood shingles or shakes.

26.2.4 Venting. Attic and foundation ventilation shall comply with the requirements of the Uniform Building Code as adopted by the PAHJ. Ventilation louvers and openings may be incorporated as part of access assemblies.

26.2.4.1 Venting in Eaves. Attic ventilation openings or ventilation louvers shall not be permitted in soffits, in eave overhangs, between rafters at eaves, or in other similar exterior overhanging areas in the Wildland/Urban Interface Area.

EXCEPTIONS:

1. Attic vents in soffits may be permitted by the FAHJ on those areas of the building that do not face the wildland fuels, when the FAHJ determines it is not a hazard.
2. When enhanced ignition-resistant construction is not required, enclosed eaves may be vented on the underside of the eave closest to the fascia provided the closest edge of the vent opening is at least 12 inches from the exterior wall. This venting must be screened or have holes less than 1/4" in diameter.

26.2.4.2 Venting on Roofs and Vertical Walls. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.

26.2.5 Protection of Eaves. Combustible eaves, fascias and soffits shall be constructed as required in guidance documents prepared by the PAHJ in accordance with Section 29.

EXCEPTION: Eave construction on additions may match the existing structure provided that the addition does not exceed 50% of the existing structure or 2,500 square feet, whichever is less. The vents in these eaves must comply with sections 26.2.4 and 26.3.2 as applicable.

26.2.6 Roof Covering. Roofs shall comply with the Building Code and have a minimum Class A roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

EXCEPTION: On qualified historical buildings wood roof covering may be repaired or reconstructed as allowed by the State Historical Building Code.

26.2.7 Unenclosed Underfloor Protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 26.2.3.

EXCEPTION: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance rated construction or heavy timber construction.

26.2.8 Insulation. In the Wildland/Urban Interface Area, paper-faced insulation shall be prohibited in attics or ventilated spaces.

26.2.9 Automatic Fire Sprinklers. When a reduction of the fuel modification zone to less than 100 feet is approved, an automatic fire sprinkler system may be required, and approved by the FAHJ.

26.3 Enhanced Ignition-Resistant Construction Requirements in the Wildland/Urban Interface Area.

26.3.1 Where Required. The PAHJ/FAHJ shall require a structure to be of enhanced ignition-resistant construction when it is determined that any of the following conditions apply:

1. When the 100 feet fuel modification zone is reduced in accordance with Section 16.1, exception 3.
2. The development is located above a slope that will influence fire behavior, and with dense chaparral or highly combustible trees, unless it can be demonstrated that flame fronts will not impact the structure.
3. When reduction of setbacks required by Section 25 are allowed by the FAHJ.
4. Where there is high fuel load, such as dense chaparral or eucalyptus, unless it can be demonstrated that the flame fronts will not impact the structure.

EXCEPTION: Eave construction on additions may match the existing structure provided that the addition does not exceed 50% of the existing structure or 2,500 square feet, whichever is less. The vents in these eaves must comply with sections 26.2.4 and 26.3.2 as applicable.

Enhanced ignition-resistant construction includes all items in Section 26.2 plus the following additional requirements:

26.3.2 Venting. Attic ventilation openings or ventilation louvers shall not be permitted in soffits, in eave overhangs, between rafters at eaves, or in other similar exterior overhanging areas when enhanced ignition-resistant construction is required.

EXCEPTION: In locations where fuel modification is provided on a region wide basis for multiple lots, attic vents in soffits complying with section 26.2.4.1 may be permitted by the FAHJ on those areas of the building that do not face the wildland fuels, when the FAHJ determines it is not a hazard.

26.3.3 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be designed to reduce the accumulation of leaf litter and debris that contributes to roof edge ignition.

26.3.4 Exterior Doors. All exterior doors facing the Wildland/Urban Interface Area shall be approved non-combustible construction or ignition-resistant, solid core wood not less than 1 3/8 inches thick or have a fire protection rating of not less than 20 minutes.

Windows within doors and glazed doors shall comply with Section 26.2.1.

26.3.5 Fences and Other Attachments to Structures. The first five feet of fences and other items attached to a structure shall be constructed of non-combustible material, or pressure-treated exterior fire-retardant wood, or meet the same fire-resistive standards as the exterior walls of the structure.

EXCEPTION: Wooden gates are permitted provided that a 5-foot minimum length section of non-combustible fencing material is installed as a firebreak immediately adjacent to the gate.

26.3.6 Projections, appendages. Exterior balconies, carports, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections, not meeting the 100 foot fuel modification requirements of Section 16, shall be of ignition-resistant construction in accordance with sections 26.3.6.1 and 26.3.6.2. When such appendages or projections are attached to exterior fire-resistive walls, they shall be constructed to maintain the fire-resistive integrity of the wall. Construction details shall comply with the methods specified in guidance documents prepared by the PAHJ in accordance with Section 29.

EXCEPTIONS:

1. A free-standing deck or trellis less than 250 square feet in area and greater than 30 feet from the nearest structures and property lines is not required to meet the fire-resistive requirements of Appendix II-A.
2. A detached deck that is separated from the dwelling by at least 5 feet of non-combustible surface may be constructed of non-rated wood provided all of the following conditions are met:
 - a) The decking must be a minimum dimension of 2x (nominal) material
 - b) The deck is located at or below the elevation of the dwelling ground floor level, and not exposed to any underfloor area or basement opening,
 - c) The deck is skirted from the deck walking surface to ground level with noncombustible material.
 - d) If the deck is skirted, the underdeck area must be vented in conformance with Section 26.2.4.

26.3.6.1 Structural Supports and Framing Members. Structural supports and framing members shall be of non-combustible construction, exterior fire-retardant-treated wood, modified heavy timber construction as described in guidance documents prepared by the PAHJ, or one-hour fire-resistive construction.

EXCEPTION: Structural supports and framing may be constructed of non-fire-rated lumber when decks, balconies, and similar projections are skirted from floor level to ground level with noncombustible material or an approved alternate. The skirted under deck area must be vented in conformance with Section 26.2.4.

26.3.6.2 Decking Surfaces

Decking surfaces, stair treads, risers, and landings of decks, porches & balconies shall be constructed of non-combustible construction, exterior fire-retardant-treated wood, modified heavy timber construction as described in guidance documents prepared by the PAHJ, one-hour fire-resistant construction, or alternative decking that passes the performance testing requirements of section 26.3.6.2.1.

26.3.6.2.1 Testing of Alternative Decking Materials

Alternative decking materials may be approved when tested to demonstrate passing of the performance requirements of State Fire Marshal standard 12-7A-4. The decking surface shall pass the tests in both Parts A and B of SFM 12-7A-4, however, the burning brand exposure test of Part B may be conducted with a Class “B” sized brand as specified in ASTM E-108 or UL-790.

The Conditions of Acceptance of State Fire Marshal standard 12-7A-4 shall be modified to read as follows:

Part A: Underflame Test

1. Peak heat release rate of less than or equal to 25 kW/ft² (269 kW/m²)
2. Absence of sustained flaming at the conclusion of the 40-minute observation period.
3. Absence of structural failure of any deck board.
4. Absence of falling particles that are still burning when reaching the floor.

Part B: Burning Brand Test

1. Absence of sustained flaming at the conclusion of the 40-minute observation period.
2. Absence of structural failure of any deck board.
3. Absence of falling particles that are still burning when reaching the floor.

Should one of the three replicates fail to meet the Conditions of Acceptance, three additional tests may be run. All of the additional tests must meet the Conditions of Acceptance.

Product tests shall be done by a testing laboratory accredited by the International Accreditation Service or identified by an ICC-ES/ICBO-ES report. Test results and reports must be submitted to the PAHJ for analysis and approval prior to being used within the Wildland/Urban Interface Area.

Decking materials passing the performance requirements of this section shall be identified with a grade stamp or label not more than every six feet along the length of the decking board.

26.3.6.3 Coatings The use of paints, coatings, stains, or other surface treatments are not an approved method of protection as required in this Chapter.

26.3.7 Skylights. Skylights shall be tempered glass.

SECTION 27 - FIRE APPARATUS ACCESS WITHIN THE WILDLAND/URBAN INTERFACE AREA

27.1 Access. Fire apparatus roads shall comply with the requirements of the locally adopted fire code and the public and private road standards adopted by the County of San Diego.

SECTION 28 - STATE FIRE PREVENTION GUIDES

This Code hereby adopts the most recent edition of the following fire safety guides for industrial, commercial and/or residential development in, upon or adjoining any mountainous area or forest-covered lands, brush-covered lands or grass-covered lands or any lands covered with flammable material:

1. Fire Safe Guides for Residential Development in California, California Department of Forestry;
2. Industrial Operations Fire Prevention Field Guide, United States Forest Service.

Wherever a conflict exists between the State Fire Prevention Guides referenced in this section and the County Fire Code, the requirements of the County Fire Code shall apply.

The State Fire Prevention Guides referenced in this section are intended for use as supplemental regulations, when determined necessary by the Chief, where desired regulations contained within the above referenced fire safety guides are not specifically addressed by the requirements of the Uniform Fire Code. The State Fire Prevention Guides referenced in this section are adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions should be applicable as provided in this section within all unincorporated territory which is not within any fire protection district or within any municipal water district which has fire protection responsibility.

SECTION 29 - GUIDANCE DOCUMENTS

The PAHJ may prepare, circulate for public comment, disseminate and maintain guidance documents addressing the methods of ignition-resistant construction described in this Code.

These guidance documents may set out additional compliance alternatives that, in specified circumstances, can provide the same protection that is afforded by the methods required by this Code. These guidance documents may also identify practices that have been determined by PAHJ and the FAHJ to be equivalent and they may include additional new fire-resistive technologies as they become available.