

# Construction Standards Board

## Meeting Minutes

The City of Bastrop Construction Standards Board met Wednesday, October 16, 2019 at 6:00 p.m. in the Bastrop City Council Executive Chambers, at 1311 Chestnut Street, Bastrop, Texas.

### 1. CALL TO ORDER

Michael Osborn called the meeting to order at 6:04 p.m. and noted that a quorum was present.

Chase McDonald, Vice Chair	<b>Present</b>
Cliff Copeland	<b>Present</b>
David McKenzie	<b>Present – arrived at 7:02 pm</b>
Michael Osborn, Chair	<b>Present</b>
Joel Bauman	<b>Absent</b>

### 2. CITIZEN COMMENTS

There were no citizen comments.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the September 9, 2019 Construction Standards Board Meeting.

Chase McDonald made a motion to recommend approval of the meeting minutes of September 9, 2019. Michael Osborn seconded the motion and the motion carried unanimously.

- 3B. Discuss the review and adoption of the 2018 International Building Codes (I-Codes), including but not limited to the International Residential Code (IRC) and the International Property Maintenance Code (IPMC).

Matt Jones did a presentation over the changes that will be a part of the 2018 International Residential Code. They were as follows:

#### Significant Changes to 2018 IRC

1. R302.5 Garage door to residence will now require an automatic self-closing devise
2. R302.13 Crawl spaces now require the underneath floor to be fire assembly, 5/8 gypsum or equivalent when a heating appliance is installed in the crawl space
3. R308.4.2 Safety glazing within 24 inches of a door- changes to angle less than 180 degrees
4. R310.1 Egress from a bedroom in a basement is no longer required when an automatic fire sprinkler is installed
5. R311.7.3 Maximum rise of a flight of stairways has increased to 151 inches from 147 inches, after that distance a landing is required
6. R314 Smoke alarms must all be interconnected by hard wire or wireless for new construction or remodel

# Construction Standards Board

## Meeting Minutes

7. R324.6 Solar panels now require a 36-inch pathway extend from the roof edge to the side, they must avoid plumbing vents and obstacles, must be two per building and one on the street side of the building
8. R325.3 Mezzanine maximum area to be increased from 1/3 to 1/2 half the area of the room containing the mezzanine
9. R325.6 Habitable attics are not considered a story, must meet the minimum room requirements for habitable spaces, no portion of the habitable area extends beyond the exterior walls of the story below.
10. R408.3 Unvented crawl spaces are now required to provide a method for moisture control
11. T N1102.1.2 Fenestration U factor changes from .35 to .32
12. N1102.4 Testing for air leakage, Resnet/ICC 380 is now referenced in the IRC for flexibility in testing
13. N1104.1 Lighting has raised the number to 90% for efficacy lamps

The Board requested local an amendment to the following change in the IRC:

1. R302.13 Crawl spaces now require the underneath floor to be fire assembly, 5/8 gypsum or equivalent when a heating appliance is installed in the crawl space instead read Crawl spaces require the underneath floor to be fire assembly, 5/8 gypsum or equivalent, and to be placed 10 inches beyond the mechanical equipment on either side when a heating appliance is installed in the crawl space

The Board request the following change to the IRC be stricken from the updates to the code:

13. N1104.1 Lighting has raised the number to 90% for efficacy lamps

3C. Discussion regarding local amendments to the 2018 International Building Codes (I-Codes).

Matt Jones summarized for the Board the local amendments to date the Board is requesting for the update to the I-Codes and the future meeting dates for the Board.

Brief discussion was held regarding the International Wildlife-Urban Interface Code.

City Manager Lynda Humble requested the Fire Department prepare a map that shows which areas will be effected by the IWUI Code, and be prepared to give a presentation over the International Wildlife-Urban Interface Code, at the next Board meeting on October 24, 2019.

#### 4. ADJOURNMENT

The meeting adjourned at 7:28 p.m..

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Michael Osborn- Board Chair



# STAFF REPORT

**MEETING DATE:** October 28, 2019

**AGENDA ITEM:** 3B

**TITLE:**

Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Wildland-Urban Interface Code (IWUIC).

**STAFF REPRESENTATIVE:**

Matt Jones, Director of Planning and Development  
Lynda Humble, City Manager and Interim Director of Planning and Development

**BACKGROUND/HISTORY:**

Building Bastrop launched on August 15, 2018 to create a new set of tools that will support the community in a responsible manner for generations to come. When looking at the Policy Statement adopted by City Council on February 26, 2019, a key component is that the codes be fiscally sustainable. The Building Bastrop Codes focus on the public realm (first 15' of a property), infrastructure, and life safety. The International Code Council (ICC) Building Codes (I-Codes) will regulate life safety. The I-Codes are standards used in the design, build, and compliance process to construct safe, sustainable, affordable, and resilient structures.

It is not uncommon for cities to update their codes every few years. Bastrop last updated these codes in 2012 when the 2009 I-Codes were adopted. There have been several updates to the I-Codes since 2009 and with the release of the 2018 I-Codes, we are now two (2) code updates behind and our building codes are over ten (10) years old.

The Construction Standards Board (CSB) has two main responsibilities. The first is to hear appeals of a decision made by the Building Official, and the second is to review and make recommendations to City Council regarding building codes. The CSB and Staff will review the 2018 I-Codes using the following proposed purpose statement as amended by City Council on March 26, 2019 for the basis of the code review:

***“Review national best practices and establish locally amended life safety expectations that protect our public and ensure the asset meets or exceeds its useful life.”***

The I-Code review process provides the CSB, Staff, and the community a chance to evaluate the codes for opportunities to make local amendments. Adopting localized amendments will ensure that the I-Codes as amended are fiscally sustainable, authentic Bastrop, and protect life safety.

Staff is committed to improve the development and permitting process. A part of that commitment will involve resolving conflicting language in different sections of the codes as part of this review. To decrease the chance of conflicting language in the future, the I-Codes will be referenced in the Building Bastrop Codes, but will be located in the Technical Manual. The Technical Manual will be a comprehensive manual serving as a single location for all technical criteria required to

develop or build in Bastrop. Having the codes located in one location will discourage the possibility of conflicting codes in different sections of the code.

Staff has established a set of review criteria that will serve as a guide when evaluating the codes. The evaluation criteria are listed below:

- Does it meet our purpose statement?
- Remember who the customer is.
- Does it make common sense?
- Can we legally enforce it?
- Does the code need to be inspected annually or another routine basis?

**POLICY EXPLANATION:**

Using Council’s Purpose Statement for Building Bastrop as a guide, Staff developed a Purpose Statement for the I-Code update for use by the Construction Standards Board and Staff related to all code review. The proposed statement was reviewed and revised by City Council at their March 26<sup>th</sup> meeting.

**FUNDING SOURCE:**

N/A

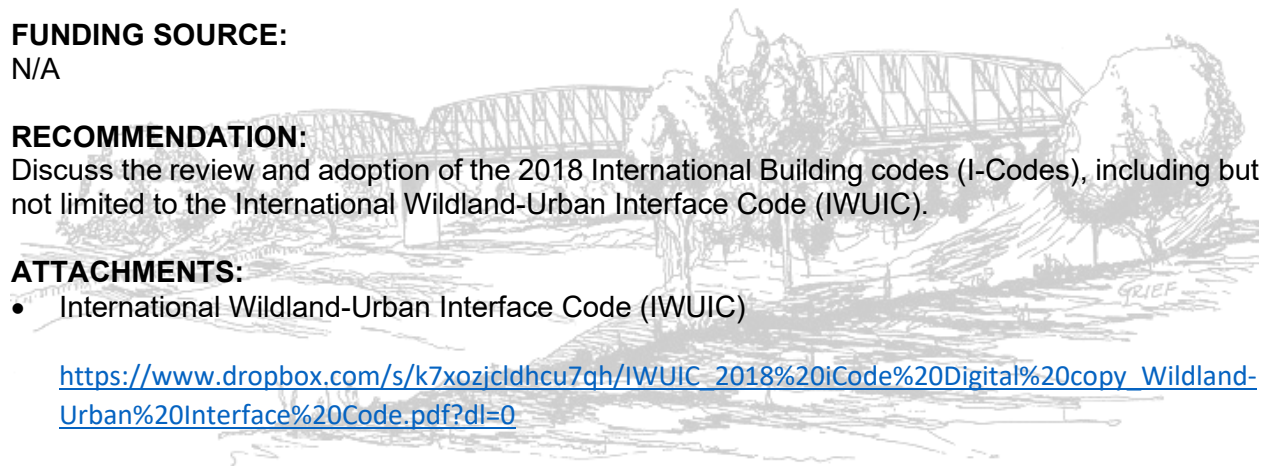
**RECOMMENDATION:**

Discuss the review and adoption of the 2018 International Building codes (I-Codes), including but not limited to the International Wildland-Urban Interface Code (IWUIC).

**ATTACHMENTS:**

- International Wildland-Urban Interface Code (IWUIC)

[https://www.dropbox.com/s/k7xozjcldhcu7qh/IWUIC\\_2018%20iCode%20Digital%20copy\\_Wildland-Urban%20Interface%20Code.pdf?dl=0](https://www.dropbox.com/s/k7xozjcldhcu7qh/IWUIC_2018%20iCode%20Digital%20copy_Wildland-Urban%20Interface%20Code.pdf?dl=0)



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INTERNATIONAL CODES

# IWUIC<sup>®</sup>

A Member of the International Code Family™

INTERNATIONAL  
WILDLAND-URBAN INTERFACE CODE<sup>®</sup>





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**2018 I-CODE BONUS OFFER**

Get a **free 45-day online subscription** to ICC's *premiumACCESS*™ 2018 I-Codes Complete Collection. Test drive many powerful, time-saving tools available to you from *premiumACCESS*. To activate your bonus, visit [www.iccsafe.org/codebonus](http://www.iccsafe.org/codebonus).

# IWUIC®

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## INTERNATIONAL WILDLAND-URBAN INTERFACE CODE®



2018 International Wildland-Urban Interface Code®

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# PREFACE

## Introduction

The *International Wildland-Urban Interface Code*® (IWUIC®) establishes minimum requirements for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2018 edition is fully compatible with all of the *International Codes*® (I-Codes®) published by the International Code Council® (ICC®), including the *International Building Code*®, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Green Construction Code*®, *International Mechanical Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*®, *International Swimming Pool and Spa Code*®, *International Zoning Code*® and *International Code Council Performance Code*®.

The I-Codes, including this *International Wildland-Urban Interface Code*, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the U.S. and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of nonregulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- U.S. federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- “Best practices” benchmarks for designers and builders, including those who are engaged in projects in jurisdictions that do not have a formal regulatory system or a governmental enforcement mechanism.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.

## Development

This 2018 edition presents the code as originally issued, with changes reflected in the 2003 through 2015 editions and further changes approved by the ICC Code Development Process through 2017. A new edition such as this is promulgated every 3 years.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.



# EFFECTIVE USE OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

Population growth and the expanding urban development into traditionally nonurban areas have increasingly brought humans into contact with wildfires. Between 1985 and 1994, wildfires destroyed more than 9,000 homes in the United States. Generally, these homes were located in areas “where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels,” also known as the wildland-urban interface.

The *International Wildland-Urban Interface Code (IWUIC)* is a model code that is intended to be adopted and used supplemental to the adopted building and fire codes of a jurisdiction. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. The IWUIC has as its objective the establishment of minimum special regulations for the safeguarding of life and property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to prevent structure fires from spreading to wildland fuels, even in the absence of fire department intervention.

Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas are provided in a tiered manner commensurate with the relative level of hazard present.

## Arrangement and Format of the 2018 IWUIC

Before applying the requirements of the IWUIC, it is beneficial to understand its arrangement and format. The IWUIC, like other codes published by ICC, is arranged and organized to follow logical steps that generally occur during a plan review or inspection. The IWUIC is divided as follows:

Chapters	Subjects
1–2	Administration and Definitions
3–4	Wildland-Urban Interface Area Designation and Requirements
5	Building Construction Regulations
6	Fire Protection Requirements
7	Referenced Standards
Appendices A–H	Adoptable and Informational Appendices

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Wildland-Urban Interface Code*:

**Chapter 1 Scope and Administration.** This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the regulations contained in the body of the code. Only through careful observation of the administrative provisions can the code official reasonably expect to demonstrate that “equal protection under the law” has been provided.

**Chapter 2 Definitions.** All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding of a term’s definition is especially key to or necessary for understanding of a particular code provision, the term is shown in *italics*. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

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# CHAPTER 1

## SCOPE AND ADMINISTRATION

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**User note:**

**About this chapter:** Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—General Provisions (Sections 101–102) and Part 2—Administration and Enforcement (Sections 103–114). Section 101 identifies which buildings and structures come under its purview and references other I-Codes as applicable.

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

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### PART 1—GENERAL PROVISIONS

#### SECTION 101 SCOPE AND GENERAL REQUIREMENTS

**[A] 101.1 Title.** These regulations shall be known as the *Wildland-Urban Interface Code of [NAME OF JURISDICTION]*, hereinafter referred to as “this code.”

**[A] 101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the *wildland-urban interface areas* in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

**[A] 101.2.1 Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

**[A] 101.3 Objective.** The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface areas* is a potential threat 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 in *wildland-urban interface areas* shall be in accordance with this code.

This code shall supplement the jurisdiction’s building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface areas*.

**[A] 101.4 Retroactivity.** The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the code official, constitute a distinct hazard to life or property.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

**[A] 101.5 Additions or alterations.** Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

**[A] 101.6 Maintenance.** Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to 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.

#### SECTION 102 APPLICABILITY

**[A] 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.

## SCOPE AND ADMINISTRATION

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

[A] **102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall govern.

[A] **102.4.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

[A] **102.5 Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] **102.6 Existing conditions.** The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

## PART 2—ADMINISTRATION AND ENFORCEMENT

### SECTION 103 ENFORCEMENT AGENCY

[A] **103.1 Creation of enforcement agency.** The department of [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the code official.

[A] **103.2 Appointment.** The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] **103.3 Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the code official.

### SECTION 104 AUTHORITY OF THE CODE OFFICIAL

[A] **104.1 Powers and duties of the code official.** The code official is hereby authorized to enforce the provisions of this code. The code official shall have the authority to render

interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretation policy and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] **104.2 Interpretations, rules and regulations.** The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

[A] **104.3 Liability of the code official.** The code official, member of the board of appeals or employee charged with the enforcement of this code, acting 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 rendered civilly or criminally personally liable for damages that accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties.

[A] **104.3.1 Legal defense.** A suit or criminal complaint brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

[A] **104.4 Subjects not regulated by this code.** Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code.

[A] **104.5 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.

[A] **104.6 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.

[A] **104.7 Other agencies.** Where requested to do so by the code official, other officials of this jurisdiction shall assist and cooperate with the code official in the discharge of the duties required by this code.



## SECTION 105 COMPLIANCE ALTERNATIVES

**[A] 105.1 Practical difficulties.** Where there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or an owner's authorized agent. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, that the modification is in conformance to the intent and purpose of this code, and that the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

**[A] 105.2 Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner or the owner's authorized agent, and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

**[A] 105.3 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 not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method shall be *approved* where the *building official* in concurrence with the fire chief finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.

Where the alternative material, design or method is not *approved*, the *building official* shall respond in writing, stating the reasons why the alternative was not *approved*.

## SECTION 106 APPEALS

**[A] 106.1 General.** To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, *building official* and fire chief shall be *ex officio* members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reason-

able rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

**[A] 106.2 Limitations of authority.** The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

## SECTION 107 PERMITS

**[A] 107.1 General.** Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections 107.2 through 107.10.

**[A] 107.2 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.

**[A] 107.3 Work exempt from permit.** Unless otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, a permit shall not be required for the following:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>) and the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.
2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done

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.

## SECTION 108 PLANS AND SPECIFICATIONS

**[A] 108.1 General.** Plans, engineering calculations, diagrams and other data shall be submitted in not fewer than two sets 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.

**[A] 108.2 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 relevant laws, ordinances, rules and regulations.

**[A] 108.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of 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 permit is for alteration or repair or where otherwise warranted.

**[A] 108.4 Vegetation management plans.** Where utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit.

**[A] 108.5 Fire protection plan.** Where required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and *approved* as a part of the plans required for a permit.

**[A] 108.6 Other data and substantiation.** Where required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistant vegetation.

**[A] 108.7 Vicinity plan.** In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of lot lines, including other

structures, slope, vegetation, *fuel breaks*, water supply systems and access roads.

**[A] 108.8 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 180 days from 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.

**[A] 108.9 Examination of documents.** The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

**[A] 108.10 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.

**[A] 108.11 Previous approvals.** This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

**[A] 108.12 Phased approval.** The code official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

## SECTION 109 FEES

**[A] 109.1 Fees.** A permit shall not be issued until the fees prescribed in Section 109.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**[A] 109.2 Schedule of permit fees.** A fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

**[A] 109.3 Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to an additional fee established by the applicable governing authority, which shall be in addition to the required permit fees.

**[A] 109.4 Related fees.** The payment of the fee for the construction, alteration, removal or demolition of work done in connection to or concurrently with the work or activity autho-



## SCOPE AND ADMINISTRATION

ized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] **109.5 Refunds.** The applicable governing authority is authorized to establish a refund policy.

### SECTION 110 INSPECTION AND ENFORCEMENT

[A] **110.1 Inspection.** Inspections shall be in accordance with Sections 110.1.1 through 110.1.4.3.

[A] **110.1.1 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 the building or structure is located in accordance with the *approved* plans.

[A] **110.1.2 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.

[A] **110.1.2.1 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.

[A] **110.1.2.2 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.

[A] **110.1.2.3 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.

[A] **110.1.3 Reinspections.** To determine compliance with this code, the code official can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

[A] **110.1.4 Testing.** Installations shall be tested as required in this code and in accordance with Sections 110.1.4.1 through 110.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the code official.

[A] **110.1.4.1 New, altered, extended or repaired installations.** New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

[A] **110.1.4.2 Apparatus, instruments, material and labor for tests.** Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

[A] **110.1.4.3 Reinspection and testing.** Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

[A] **110.2 Enforcement.** Enforcement shall be in accordance with Sections 110.2.1 and 110.2.2.

[A] **110.2.1 Authorization to issue corrective orders and notices.** Where the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

[A] **110.2.2 Service of orders and notices.** Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to

[A] **110.4.5.4 Abatement.** The owner, the owner’s authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the code official shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

[A] **110.4.5.5 Summary abatement.** Where conditions exist that are deemed hazardous to life and property, the code official is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

[A] **110.4.5.6 Evacuation.** The code official shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the code official.

[A] **110.4.6 Prosecution of violation.** If the notice of violation is not complied with promptly, the code official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

[A] **110.4.7 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] **110.4.8 Abatement of violation.** In addition to the imposition of the penalties herein described, the code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

**SECTION 111  
CERTIFICATE OF COMPLETION**

[A] **111.1 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 cer-

tificate of completion indicating that the project is in compliance with this code has been issued by the code official.

[A] **111.2 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 107.3.
2. Accessory structures.

[A] **111.3 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.

[A] **111.4 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.

**SECTION 112  
TEMPORARY STRUCTURES AND USES**

[A] **112.1 General.** The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] **112.2 Conformance.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

[A] **112.3 Termination of approval.** The code official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

**SECTION 113  
SERVICE UTILITIES**

[A] **113.1 Connection of service utilities.** Any person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required until released by the code official.

[A] **113.2 Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility service to the building, structure or system reg-

ulated by this code and the referenced codes and standards set forth in Section 102.4 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 release required by Section 113.1. 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.

#### **SECTION 114 STOP WORK ORDER**

**[A] 114.1 Authority.** Where the code official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the code official is authorized to issue a stop work order.

**[A] 114.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, to the owner's authorized agent or to the person doing 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 will be permitted to resume.

**[A] 114.3 Emergencies.** Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.

**[A] 114.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than **[AMOUNT]** dollars or more than **[AMOUNT]** dollars.

## CHAPTER 2

# DEFINITIONS

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### User note:

*About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.*

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### SECTION 201 GENERAL

**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.

**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.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

**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.

### SECTION 202 DEFINITIONS

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

**[A] APPROVED.** Acceptable to the code official.

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

**[A] BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

**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.

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

**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 fire fighter safety.

**DEFENSIBLE SPACE.** 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.

**DRIVEWAY.** A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

**[BG] 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.

**[F] FIRE CHIEF.** The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

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

**FIRE PROTECTION PLAN.** A document prepared for a specific project or development proposed for the *wildland-urban interface area*. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

**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*.

**[BG] 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.

**FUEL BREAK.** An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

## CHAPTER 3

# WILDLAND-URBAN INTERFACE AREAS

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**User note:**

**About this chapter:** Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction by the local legislative body. The provisions cover area analysis and declaration based on findings of fact (located in Appendix E), mapping of the area, legal recordation of the maps with the local keeper of records and the periodic review and reevaluation of the declared areas on a regular basis. If needed, revisions can be directed by the legislative body of the jurisdiction.

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### SECTION 301 GENERAL

**301.1 Scope.** The provisions of this chapter provide methodology to establish and record wildland-urban interface areas based on the findings of fact.

**301.2 Objective.** The objective of this chapter is to provide simple baseline criteria for determining wildland-urban interface areas.

### SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

**302.1 Declaration.** The legislative body shall declare 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 correspond to natural or man-made features.

**302.2 Mapping.** The *wildland-urban interface areas* shall be recorded on maps available for inspection by the public.

**302.3 Review of wildland-urban interface areas.** The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 on a 3-year basis or more frequently as deemed necessary by the legislative body.



# CHAPTER 4

## WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

### User note:

**About this chapter:** Chapter 4 provides requirements that apply to all occupancies in the wildland-urban interface and pertain to all of the following:

1. Fire service access to the property that is to be protected, including fire apparatus access roads and off-road driveways.
2. Premises identification.
3. Key boxes to provide ready access to properties secured by gated roadways or other impediments to rapid fire service access.
4. Fire protection water supplies, including adequate water sources, pumper apparatus drafting sites, fire hydrant systems and system reliability.
5. Fire department access to equipment such as fire suppression equipment and fire hydrants.
6. Fire protection plans.

### SECTION 401 GENERAL

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

**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*.

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

### SECTION 402 APPLICABILITY

**402.1 Subdivisions.** Subdivisions shall comply with Sections 402.1.1 and 402.1.2.

**402.1.1 Access.** New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

**402.1.2 Water supply.** New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

**402.2 Individual structures.** Individual structures shall comply with Sections 402.2.1 and 402.2.2.

**402.2.1 Access.** Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

**402.2.2 Water supply.** Individual structures hereafter constructed or relocated into or within *wildland-urban interface areas* shall be provided with a conforming water supply in accordance with Section 404.

#### Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction

specified in Table 503.1 for a nonconforming water supply.

2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

**402.3 Existing conditions.** Existing buildings shall be provided with address markers in accordance with Section 403.6. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and 403.5, respectively.

### SECTION 403 ACCESS

**403.1 Restricted access.** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an *approved* location. The key box shall be of a type *approved* by the code official and shall contain keys to gain necessary access as required by the code official.

**403.2 Driveways.** Driveways shall be provided where any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road.

**403.2.1 Dimensions.** Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

**403.2.2 Length.** Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

**403.2.3 Service limitations.** A driveway shall not serve in excess of five dwelling units.

**Exception:** Where such driveways meet the requirements for fire apparatus access road in accordance with Section 503 of the *International Fire Code*.



**403.2.4 Turnarounds.** Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point shall be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

**403.2.5 Turnouts.** Driveway turnouts shall be an all-weather road surface not less than 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

**403.2.6 Bridges.** Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

**403.3 Fire apparatus access road.** Where required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and shall have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as *approved* by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles typically used to respond to that location within the jurisdiction.

**403.4 Marking of roads.** *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

**403.4.1 Sign construction.** Road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2-inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

**403.5 Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the code official to prevent obstruction.

**403.6 Address markers.** Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

**403.6.1 Signs along one-way roads.** Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

**403.6.2 Multiple addresses.** Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

**403.6.3 Single-business sites.** Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**403.7 Grade.** The gradient for fire apparatus access roads and driveways shall not exceed the maximum *approved* by the code official.

## SECTION 404 WATER SUPPLY

**404.1 General.** Where provided in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, 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.

**Exception:** Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

**404.2 Water sources.** The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be *approved* by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an *approved* hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access and access maintenance of man-made water sources shall be *approved* by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This water level or flow shall not be rendered unusable because of freezing. This water source shall have an *approved* draft site with an *approved* hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

**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.

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

**404.3.2 Pumper access points.** The pumper access point shall be either an emergency vehicle access area along-

side 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.

**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.

**404.5 Adequate water supply.** Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one- and two-family dwellings having a fire flow calculation area that does not exceed 3,600 square feet (334 m<sup>2</sup>) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required water supply for one- and two-family dwellings having a fire flow calculation area in excess of 3,600 square feet (334 m<sup>2</sup>) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

**Exception:** A reduction in required flow rate of 50 percent, as *approved* by the code official, is allowed where the building is provided with an *approved* automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as *approved* by the code official but shall be not less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

**Exception:** A reduction in required flow rate of up to 75 percent, as *approved* by the code official, is allowed where the building is provided with an *approved* automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

**404.6 Fire department.** The water supply required by this code shall only be approved where a fire department, rated Class 9 or better in accordance with ISO Commercial Rating Service, 1995, is available.

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

**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.

**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.

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

**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.

**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.

**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 *International Building Code*, and Section 1203 of the *International 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.

## SECTION 405 FIRE PROTECTION PLAN

**405.1 General.** Where required by the code official, a fire protection plan shall be prepared.

**405.2 Content.** The plan shall be based on a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, *defensible space* and vegetation management.

**405.3 Cost.** The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

**405.4 Plan retention.** The fire protection plan shall be retained by the code official.

# CHAPTER 5

## SPECIAL BUILDING CONSTRUCTION REGULATIONS

**User note:**

**About this chapter:** Chapter 5 provides regulations that establish minimum standards for the location, design and construction of buildings and structures based on fire hazard severity in the wildland-urban interface.

The construction provisions of Chapter 5 are intended to supplement the requirements of the International Building Code and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials based on the hazard severity of the building site. Construction features regulated include underfloor areas; roof coverings; eaves and soffits; gutters and downspouts; exterior walls, doors and windows; ventilation openings and accessory structures.

### SECTION 501 GENERAL

**501.1 Scope.** Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

**Exceptions:**

1. 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 buildings containing habitable spaces.
2. Agricultural buildings not less than 50 feet (15 240 mm) from buildings containing habitable spaces.

**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. The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

**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 *International 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 *International Building Code*.

### SECTION 502 FIRE HAZARD SEVERITY

**502.1 General.** The fire hazard severity of building sites for buildings hereafter constructed, modified or relocated into *wildland-urban interface areas* shall be established in accordance with Table 502.1. See also Appendix C.

**502.2 Fire hazard severity reduction.** The fire hazard severity identified in Table 502.1 is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

### SECTION 503 IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

**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 Table 503.1. Class 1, Class 2 or Class 3, ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively. Materials required to

**TABLE 502.1  
FIRE HAZARD SEVERITY**

FUEL MODEL <sup>b</sup>	CRITICAL FIRE WEATHER FREQUENCY								
	≤ 1 Day <sup>a</sup>			2 to 7 days <sup>a</sup>			≥ 8 days <sup>a</sup>		
	Slope (%)			Slope (%)			Slope (%)		
	≤ 40	41-60	≥ 61	≤ 40	41-60	≥ 61	≤ 40	41-60	≥ 61
Light fuel	M	M	M	M	M	M	M	M	H
Medium fuel	M	M	H	H	H	H	E	E	E
Heavy fuel	H	H	H	H	E	E	E	E	E

E = Extreme hazard;  
H = High hazard;  
M = Moderate hazard.

a. Days per annum.

b. Where required by the code official, fuel classification shall be based on the historical fuel type for the area.

**SPECIAL BUILDING CONSTRUCTION REGULATIONS**

be ignition-resistant materials shall comply with the requirements of Section 503.2.

**503.2 Ignition-resistant building material.** Ignition-resistant building materials shall comply with any one of the following:

1. Material shall be tested on all sides with the extended ASTM E84 (UL 723) test or ASTM E2768, except panel products shall be permitted to test only the front and back faces. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch (3.2 mm). Materials that, 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, comply with the following:
  - 1.1. Flame spread. Material shall exhibit a flame spread index not exceeding 25 and shall not show evidence of progressive combustion following the extended 30-minute test.
  - 1.2. Flame front. Material shall exhibit a flame front that does not progress more than 10 1/2 feet (3200 mm) beyond the centerline of the burner at any time during the extended 30-minute test.
  - 1.3. Weathering. Ignition-resistant building materials shall maintain their performance in accordance with this section under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions of use:
    - 1.3.1. Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898, for fire-retardant-treated wood, wood-plastic composite and plastic lumber materials.

1.3.2. ASTM D7032 for wood-plastic composite materials.

1.3.3. ASTM D6662 for plastic lumber materials.

1.4. Identification. Materials shall bear identification showing the fire test results.

**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.

2. Noncombustible material. Material that complies with the requirements for *noncombustible* materials in Section 202.
3. Fire-retardant-treated wood. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*.
4. Fire-retardant-treated wood roof coverings. Roof assemblies containing fire-retardant-treated wood shingles and shakes that comply with the requirements of Section 1505.6 of the *International Building Code* and classified as Class A roof assemblies as required in Section 1505.2 of the *International Building Code*.

**SECTION 504  
CLASS 1 IGNITION-RESISTANT CONSTRUCTION**

**504.1 General.** Class 1 ignition-resistant construction shall be in accordance with Sections 504.2 through 504.11.

**504.2 Roof covering.** Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to

**TABLE 503.1  
IGNITION-RESISTANT CONSTRUCTION<sup>a</sup>**

DEFENSIBLE SPACE <sup>c</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 × Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

- a. Access shall be in accordance with Section 403.
- b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
  - IR 1 = Ignition-resistant construction in accordance with Section 504.
  - IR 2 = Ignition-resistant construction in accordance with Section 505.
  - IR 3 = Ignition-resistant construction in accordance with Section 506.
  - N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.



use and meet the requirements of Section 2303.2 of the *International Building Code*.

**504.11.1 Underfloor areas.** Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

**Exception:** The 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 on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

## SECTION 505

### CLASS 2 IGNITION-RESISTANT CONSTRUCTION

**505.1 General.** Class 2 ignition-resistant construction shall be in accordance with Sections 505.2 through 505.11.

**505.2 Roof covering.** Roofs shall have a roof assembly that complies with not less than a Class B rating when tested in accordance with ASTM E108 or UL 790, or an *approved noncombustible 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 firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

**505.2.1 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.

**505.3 Protection of eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of  $\frac{3}{4}$  inch (19 mm). Exposed rafter tails shall not be permitted unless constructed of heavy timber materials.

**505.4 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.

**505.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Materials *approved* for not less than 1-hour fire-resistance-rated construction on the exterior side.
2. *Approved noncombustible* materials.
3. Heavy timber or log wall construction.

4. Fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

5. Ignition-resistant materials on the exterior side.

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

**505.6 Underfloor enclosure.** Buildings or structures shall have underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**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 *International Building Code*.

**505.7 Appendages and projections.** *Unenclosed accessory structures* attached to buildings with habitable spaces and projections, such as decks, shall be not less than 1-hour fire-resistance-rated construction, heavy timber construction or constructed of one of the following:

1. *Approved noncombustible* materials.
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the *International Building Code*.
3. Ignition-resistant building materials in accordance with Section 503.2.

**505.7.1 Underfloor areas.** Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

**505.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

**505.9 Exterior doors.** Exterior doors shall be *approved noncombustible* construction, solid core wood not less than  $1\frac{3}{4}$  inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle access doors.

**505.10 Vents.** Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with *noncombustible* corrosion-resistant mesh with openings not to exceed  $\frac{1}{4}$  inch (6.4 mm) or shall be designed and *approved* to prevent flame or ember penetration into the structure.

**505.10.1 Vent locations.** Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. 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.

**505.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials *approved* for not less than 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with *approved noncombustible* materials or fire-retardant-treated wood on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

**505.11.1 Underfloor areas.** Where the detached accessory structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

**Exception:** The 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 on the exterior side. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

## SECTION 506

### CLASS 3 IGNITION-RESISTANT CONSTRUCTION

**506.1 General.** Class 3 ignition-resistant construction shall be in accordance with Sections 506.2 through 506.4.

**506.2 Roof covering.** Roofs shall have a roof assembly that complies with not less than a Class C rating when tested in accordance with ASTM E108 or UL 790 or an *approved noncombustible* 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 firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

**506.2.1 Roof valleys.** Where provided, valley flashings shall be not less than 0.019-inch (0.44 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.

**506.3 Underfloor enclosure.** Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls.

**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, fire-retardant-treated wood, or heavy timber construction. Fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the *International Building Code*.

**506.4 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.

## SECTION 507

### REPLACEMENT OR REPAIR OF ROOF COVERINGS

**507.1 General.** The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.



# CHAPTER 6

## FIRE PROTECTION REQUIREMENTS

### User note:

**About this chapter:** Chapter 6 establishes minimum fire protection requirements to mitigate the hazards to life and property from fire in the wildland-urban interface. The chapter includes both design-oriented and prescriptive mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures.

Especially targeted for a systems-approach to fire protection are those new buildings that are deemed to be particularly hazardous under Chapter 5; these buildings are required to be sprinklered. Other hazard mitigation strategies include establishing around structures defensible space zones wherein combustible vegetation and trees are regulated and kept away from buildings and trees are located 10 feet crown-to-crown away from each other. Additional hazards that are dealt with in Chapter 6 include spark arresters on chimneys and regulated storage of combustible materials, firewood and LP-gas.

### SECTION 601 GENERAL

**601.1 Scope.** The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *wildland-urban interface areas*.

**601.2 Objective.** The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to prevent structure fires spreading to wildland fuels.

### SECTION 602 AUTOMATIC SPRINKLER SYSTEMS

**602.1 General.** An *approved* automatic sprinkler system shall be installed in all occupancies in new buildings required to meet the requirements for Class 1 ignition-resistant construction in Chapter 5. The installation of the automatic sprin-

kler systems shall be in accordance with nationally recognized standards.

### SECTION 603 DEFENSIBLE SPACE

**603.1 Objective.** Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a *defensible space*.

**603.2 Fuel modification.** Buildings or structures, constructed in compliance with the conforming *defensible space* category of Table 503.1, shall comply with the *fuel modification* distances contained in Table 603.2. For all other purposes the *fuel modification* distance shall be not less than 30 feet (9144 mm) or to the lot line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 are allowed to be increased by the code official because of a site-

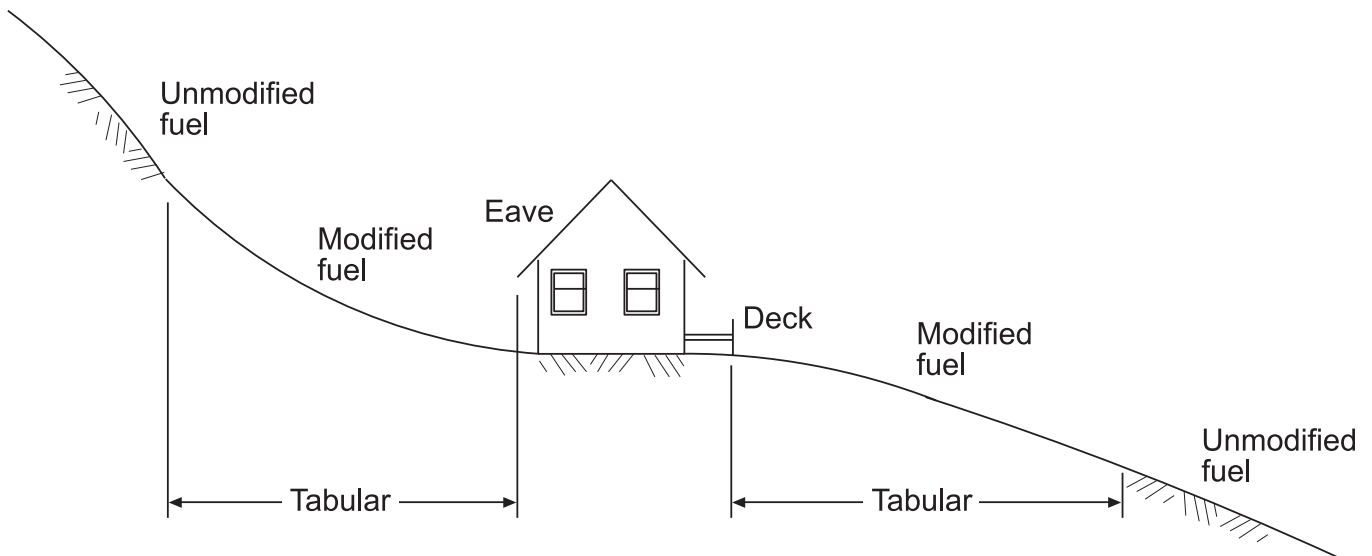


FIGURE 603.2  
MEASUREMENTS OF FUEL MODIFICATION DISTANCE

## FIRE PROTECTION REQUIREMENTS

specific analysis based on local conditions and the fire protection plan.

**TABLE 603.2  
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet) <sup>a</sup>
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

a. Distances are allowed to be increased due to site-specific analysis based on local conditions and the fire protection plan.

**603.2.1 Responsible party.** Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

**603.2.2 Trees.** Trees are allowed within the *defensible space*, provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm).

**603.2.3 Groundcover.** Deadwood and litter shall be regularly removed from trees. Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated *defensible space*, provided that they do not form a means of transmitting fire from the native growth to any structure.

### SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

**604.1 General.** Defensible spaces required by Section 603 shall be maintained in accordance with Section 604.

**604.2 Modified area.** Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

**604.3 Responsibility.** Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of *defensible spaces*. Maintenance of the *defensible space* shall include modifying or removing non-fire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

**604.4 Trees.** Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the *defensible space* shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

**604.4.1 Chimney clearance.** Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chim-

ney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

**604.4.2 Deadwood removed.** Deadwood and litter shall be regularly removed from trees.

### SECTION 605 SPARK ARRESTERS

**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 arrester. Spark arresters 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  $\frac{1}{2}$  inch (12.7 mm).

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

### SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

**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 *International Fire Code* or, in the absence thereof, recognized standards.

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

### SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

**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. Where required by the code official, storage of firewood and combustible material stored in the *defensible space* shall be located not less than 20 feet (6096 mm) from structures and separated from the crown of trees by a horizontal distance of not less than 15 feet (4572 mm).

**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.

## CHAPTER 7

# REFERENCED STANDARDS

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**User note:**

**About this chapter:** This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. This chapter contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard.

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## ASTM

ASTM International  
100 Barr Harbor Drive, P.O. Box C700  
West Conshohocken, PA 19428-2959

- D2898—10: Standard Test Methods for Accelerated Weathering of Fire-retardant-treated Wood for Fire Testing**  
503.2
- D3909/D3909M—14: Standard Specification for Asphalt Roll Roofing (Glass Felt) Surfaced with Mineral Granules**  
504.2, 504.2.1, 505.2, 505.2.1, 506.2, 506.2.1
- D6662—13: Standard Specification for Polyolefin-based Plastic Lumber Decking Boards**  
503.2
- D7032—14: Standard Specification for Establishing Performance Ratings for Wood-plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails)**  
503.2
- E84—2016: Standard Test Method for Surface-Burning Characteristics of Building Materials**  
202, 503.2
- E108—16: Standard Test Methods for Fire Tests of Roof Coverings**  
504.2, 505.2, 506.2
- E119—2016: Standard Test Methods for Fire Tests of Building Construction and Materials**  
501.3
- E136—16: Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C**  
202
- E2768—2011: Standard Test Method for Extended Duration Surface Burning Characteristics of Building Materials (30 Minute Tunnel Test)**  
503.2

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## ICC

International Code Council, Inc.  
500 New Jersey Ave, NW  
6th Floor  
Washington, DC 20001

- IBC—18: International Building Code®**  
107.1, 107.3, 108.3, 202, 404.10.3, 501.1, 501.2, 501.3, 503.2, 504.3, 504.5, 504.6, 504.7, 504.11, 505.5, 505.6, 505.7, 505.11
- IFC—18: International Fire Code®**  
102.6, 107.1, 107.3, 202, 402.1.1, 402.2.1, 403.2.3, 404.10.3, 606.1, 606.2
- IPMC—18: International Property Maintenance Code®**  
102.6

REFERENCED STANDARDS

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**UL**

UL LLC  
333 Pfingsten Road  
Northbrook, IL 60062-2096

**263—2011: Standard for Fire Test of Building Construction and Materials—with Revisions through June 2015**  
501.3

**723—2008: Standard for Test for Surface Burning Characteristics of Building Materials—with Revisions through August 2013**  
202, 503.2

**790—2004: Standard Test Methods for Fire Tests of Roof Coverings—with Revisions through July 2014**  
504.2, 505.2, 506.2

# APPENDIX A

## GENERAL REQUIREMENTS

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

**User note:**

**About this appendix:** Appendix A, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide fire protection measures supplemental to those found in Chapter 6 to reduce the threat of wildfire in a wildland-urban interface area and improve the capability for controlling such fires. This appendix includes detailed requirements for vegetation control; the code official's authority to close wildland-interface areas in times of high fire danger; control of fires, fireworks usage and other sources of ignition; storage of hazardous materials and combustibles; bans on the dumping of waste materials and ashes and coals in wildland-urban interface areas; protection of pumps and water supplies; and limits on temporary uses within the wildland-urban interface area.

### SECTION A101 GENERAL

**A101.1 Scope.** The provisions of this appendix establish general requirements applicable to new and existing properties located within *wildland-urban interface areas*.

**A101.2 Objective.** The objective of this appendix is to provide necessary fire protection measures to reduce the threat of wildfire in a *wildland-urban interface area* and improve the capability of controlling such fires.

### SECTION A102 VEGETATION CONTROL

**A102.1 General.** Vegetation control shall comply with Sections A102.2 through A102.4.

**A102.2 Clearance of brush or vegetative growth from roadways.** The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of non-fire-resistive vegetation growth.

**Exception:** Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

**A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.** Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Sections A102.3.1 through A102.3.2.3.

**Exception:** Sections A102.3.1 through A102.3.2.3 do not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

**A102.3.1 Support clearance.** Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an *approved* program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or

tower during such periods of time as designated by the code official.

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

**A102.3.2 Electrical distribution and transmission line clearances.** Clearances between vegetation and electrical lines shall be in accordance with Sections A102.3.2.1 through A102.3.2.3.

**A102.3.2.1 Trimming clearance.** At the time of trimming, clearances not less than those established by Table A102.3.2.1 shall be provided. The radial clearances shown are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.1 when evidence substantiating such other clearances is submitted to and *approved* by the code official.

**TABLE A102.3.2.1  
MINIMUM CLEARANCES BETWEEN VEGETATION  
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400–72,000	4
72,001–110,000	6
110,001–300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

**A102.3.2.2 Minimum clearance to be maintained.** Clearances not less than those established by Table A102.3.2.2 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

**Exception:** The code official is authorized to establish minimum clearances different than those speci-

fied by Table A102.3.2.2 when evidence substantiating such other clearances is submitted to and *approved* by the code official.

**TABLE A102.3.2.2  
MINIMUM CLEARANCES BETWEEN VEGETATION  
AND ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750–35,000	6
35,001–60,000	12
60,001–115,000	19
115,001–230,000	30.5
230,001–500,000	115

For SI: 1 inch = 25.4 mm.

**A102.3.2.3 Electrical power line emergencies.** During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency can include situations such as trees falling into power lines, or trees in violation of Table A102.3.2.2.

**A102.4 Correction of condition.** The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

**SECTION A103  
ACCESS RESTRICTIONS**

**A103.1 Restricted entry to public lands.** The code official is authorized to determine and publicly announce when wildland-urban interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of *wildland-urban interface areas*, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the *wildland-urban interface area* is closed to entry, is prohibited.

**Exceptions:**

1. Residents and owners of private property within *wildland-urban interface areas* and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

**A103.2 Trespassing on posted private property.** Where the code official determines that a specific area within a *wildland-urban interface 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 restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

**A103.2.1 Signs.** *Approved* signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

**A103.2.2 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; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

**A103.3 Use of fire roads and defensible space.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or *defensible space* 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 that obstructs the entrance to a fire road or *defensible space*.

**Exception:** Public officers acting within their scope of duty.

**A103.3.1 Obstructions.** Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or *defensible spaces*, unless located 16 feet (4877 mm) or more above such fire road or *defensible space*.

**A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles.** Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within *wildland-urban interface areas*, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

**A103.5 Tampering with locks, barricades, signs and address markers.** Locks, barricades, seals, cables, signs and address markers installed within *wildland-urban interface areas*, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

**A103.5.1 Gates, doors, barriers and locks.** Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

**SECTION A104  
IGNITION SOURCE CONTROL**

**A104.1 General.** Ignition sources shall be controlled in accordance with Sections A104.2 through A104.10.

**A104.2 Objective.** Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

**A104.3 Clearance from ignition sources.** Clearance between ignition sources and grass, brush or other combustible materials shall be maintained at not less than 30 feet (9144 mm).



**A104.4 Smoking.** Where required by the code official, signs shall be posted stating NO SMOKING. Persons shall not smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistive vegetation.

**Exception:** Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

**A104.5 Equipment and devices generating heat, sparks or open flames.** Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in *wildland-urban interface areas* without a permit from the code official.

**Exception:** Use of *approved* equipment within inhabited premises or designated campsites that are not less than 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

**A104.6 Fireworks.** Fireworks shall not be used or possessed in *wildland-urban interface areas*.

**Exception:** Fireworks allowed by the code official under permit in accordance with the *International Fire Code* where not prohibited by applicable local or state laws, ordinances and regulations.

**A104.6.1 Authority to seize.** The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

**A104.7 Outdoor fires.** Outdoor fires in *wildland-urban interface areas* shall comply with Sections A104.7.1 through A104.7.3.

**A104.7.1 General.** Persons shall not build, ignite or maintain any outdoor fire of any kind for any purpose in or on any *wildland-urban interface area*, except by the authority of a written permit from the code official.

**Exception:** Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are not less than 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

**A104.7.2 Permits.** Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under any of the following conditions:

1. When high winds are blowing.
2. When a person 17 years old or over is not present at all times to watch and tend such fire.
3. When a public announcement is made that open burning is prohibited.

**A104.7.3 Restrictions.** Persons shall not use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

**A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills.** Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in *wildland-urban interface areas* without approval of the code official.

**A104.8.1 Maintenance.** 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 arrestor, screen or door.

**Exception:** Where *approved* by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

**A104.9 Reckless behavior.** The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

**A104.10 Planting vegetation under or adjacent to energized electrical lines.** Vegetation that, at maturity, would grow to within 10 feet (3048 mm) of the energized conductors shall not be planted under or adjacent to energized power lines.

## SECTION A105 CONTROL OF STORAGE

**A105.1 General.** In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Sections A105.2 through A105.4.2.

**A105.2 Hazardous materials.** Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m<sup>3</sup>) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

**A105.3 Explosives.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within *wildland-urban interface areas*, except by permit from the code official.

**A105.4 Combustible materials.** Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

**A105.4.1 Individual piles.** Individual piles shall not exceed 5,000 square feet (465 m<sup>2</sup>) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m<sup>3</sup>) in volume or 10 feet (3048 mm) in height.

**A105.4.2 Separation.** A clear space of not less than 40 feet (12 192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

## SECTION A106 DUMPING

**A106.1 Waste material.** Waste material shall not be placed, deposited or dumped in *wildland-urban interface areas*, or in, on or along trails, roadways or highways or against structures in *wildland-urban interface areas*.

**Exception:** *Approved* public and *approved* private dumping areas.

**A106.2 Ashes and coals.** Ashes and coals shall not be placed, deposited or dumped in or on wildland-urban interface 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 nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

**SECTION A107  
PROTECTION OF PUMPS AND  
WATER STORAGE FACILITIES**

**A107.1 General.** The reliability of the water supply shall be in accordance with Sections A107.2 through A107.5.

**A107.2 Objective.** The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

**A107.3 Fuel modification area.** Water storage and pumping facilities shall be provided with a *defensible space* of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this *defensible space* are responsible for clearing and removing nonfire-resistive vegetation and maintaining the *defensible space* on the property owned, leased or controlled by said person.

**A107.4 Trees.** Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

**A107.5 Protection of electrical power supplies.** Where electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for not less than 2 hours in accordance with Chapter 27 of the *International Building Code*, Section 1203 of the *International Fire Code* and NFPA 70.

**Exception:** A standby power source is not required where the primary power service to pumps is underground as *approved* by the code official.

**SECTION A108  
LAND USE LIMITATIONS**

**A108.1 General.** Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

**A108.2 Objective.** The increased public use of land or structures in wildland-urban interface areas increases the potential

threat to life safety. The provisions of this section are intended to reduce that threat.

**A108.3 Permits.** Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated *wildland-urban interface area*, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

**A108.4 Access roadways.** In addition to the requirements in Section 403, access roadways shall be not less than 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

Where required by the code official to facilitate emergency operations, *approved* emergency vehicle operating areas shall be provided.

**SECTION A109  
REFERENCED STANDARDS**

IBC—18	International Building Code®	A107.5
IFC—18	International Fire Code®	A104.6, A105.1, A107.5
NFPA 70—17	National Electrical Code	A107.5

## APPENDIX B

# VEGETATION MANAGEMENT PLAN

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

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**User note:**

**About this appendix:** Appendix B, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide criteria for submitting vegetation management plans, specifying their content and establishing a criterion for considering vegetation management as being a fuel modification.

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### SECTION B101 GENERAL

**B101.1 Scope.** Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

**B101.2 Plan content.** Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

**B101.3 Fuel modification.** To be considered a *fuel modification* for purposes of this code, continuous maintenance of the clearance is required.

# APPENDIX C

## FIRE HAZARD SEVERITY FORM

*The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.*

**User note:**

**About this appendix:** Appendix C, while not part of the code, can become part of the code (replacing Table 502.1) when specifically included in the adopting ordinance. Its purpose is to provide an alternative methodology to using Table 502.1 for analyzing the fire hazard severity of building sites using a pre-assigned value/scoring system for each feature that impacts the hazard level of a building site. Included in the evaluation are site access, types and management of vegetation, percentage of defensible space on the site, site topography, class of roofing and other construction materials used on the building (existing or to be constructed on the site), fire protection water supply, and whether utilities are installed above or below ground.

**A. Subdivision Design Points**

1. Ingress/Egress
 

Two or more primary roads	1 ___
One road	3 ___
One-way road in, one-way road out	5 ___
  
2. Width of Primary Road
 

20 feet (6096 mm) or more	1 ___
Less than 20 feet (6096 mm)	3 ___
  
3. Accessibility
 

Road grade 5% or less	1 ___
Road grade more than 5%	3 ___
  
4. Secondary Road Terminus
 

Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater	1 ___
Cul-de-sac turnaround	2 ___
Dead-end roads 200 feet (60 960 mm) or less in length	3 ___
Dead-end roads greater than 200 feet (60 960 mm) in length	5 ___
  
5. Street Signs
 

Present	1 ___
Not present	3 ___

**B. Vegetation (IWUIC Definitions)**

1. Fuel Types
 

Light	1 ___
Medium	5 ___
Heavy	10 ___
  
2. Defensible Space
 

70% or more of site	1 ___
30% or more, but less than 70% of site	10 ___
Less than 30% of site	20 ___

**C. Topography**

- |                                 |        |
|---------------------------------|--------|
| 8% or less                      | 1 ___  |
| More than 8%, but less than 20% | 4 ___  |
| 20% or more, but less than 30%  | 7 ___  |
| 30% or more                     | 10 ___ |

**D. Roofing Material**

- |                    |        |
|--------------------|--------|
| Class A Fire Rated | 1 ___  |
| Class B Fire Rated | 5 ___  |
| Class C Fire Rated | 10 ___ |
| Nonrated           | 20 ___ |

**E. Fire Protection—Water Source**

- |  |        |
|--|--------|
| 500 GPM (1892.5 L/min) hydrant within 1,000 feet (304.8 m)         | 1 ___  |
| Hydrant farther than 1,000 feet (304.8 m) or draft site            | 2 ___  |
| Water source 20 min. or less, round trip                           | 5 ___  |
| Water source farther than 20 min., and 45 min. or less, round trip | 7 ___  |
| Water source farther than 45 min., round trip                      | 10 ___ |

**F. Existing Building Construction Materials**

- |  |        |
|--|--------|
| Noncombustible siding/deck             | 1 ___  |
| Noncombustible siding/combustible deck | 5 ___  |
| Combustible siding and deck            | 10 ___ |

**G. Utilities (gas and/or electric)**

- |                                   |       |
|-----------------------------------|-------|
| All underground utilities         | 1 ___ |
| One underground, one above ground | 3 ___ |
| All above ground                  | 5 ___ |

**Total for Subdivision**

- |                 |       |
|-----------------|-------|
| Moderate Hazard | 40–59 |
| High Hazard     | 60–74 |
| Extreme Hazard  | 75+   |

## APPENDIX D

# FIRE DANGER RATING SYSTEM

*This appendix is an excerpt from the National Fire Danger Rating System (NFDRS), 1978, United States Department of Agriculture Forest Service, General Technical Report INT-39, and is for information purposes and is not intended for adoption.*

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### User note:

**About this appendix:** The fuel models included in Appendix D are only general descriptions because they represent all wildfire fuels from Florida to Alaska and from the East Coast to California.

The National Fire Danger Rating System (NFDRS) is a set of computer programs and algorithms that allows land management agencies to estimate today's or tomorrow's fire danger for a given rating area. NFDRS characterizes fire danger by evaluating the approximate upper limit of fire behavior in a fire danger rating area during a 24-hour period based on fuels, topography and weather, or what is commonly called the fire triangle. Fire danger ratings are guides for initiating presuppression activities and selecting the appropriate level of initial response to a reported wildfire in lieu of detailed, site- and time-specific information.

Predicting the potential behavior and effects of wildland fire are essential tasks in fire management. Surface fire behavior and fire effects models and prediction systems are driven in part by fuelbed inputs such as load, bulk density, fuel particle size, heat content and moisture content. To facilitate use in models and systems, fuelbed inputs have been formulated into fuel models. A fuel model is a set of fuelbed inputs needed by a particular fire behavior or fire effects model. Different kinds of fuel models are used in fire spread models in a variety of fire behavior modeling systems. The fuel models in this appendix correlate with the light, medium and heavy fuel definitions found in Chapter 2 of the code.

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### FUEL MODEL KEY

- I. Mosses, lichens and low shrubs predominate ground fuels.
  - A. An overstory of conifers occupies more than one-third of the site: MODEL Q
  - B. There is no overstory, or it occupies less than one-third of the site (tundra): MODEL S
- II. Marsh grasses and/or reeds predominate: MODEL N
- III. Grasses and/or forbs predominate.
  - A. There is an open overstory of conifer and/or hardwood trees: MODEL C
  - B. There is no overstory.
    - 1. Woody shrubs occupy more than one-third, but less than two-thirds of the site: MODEL T
    - 2. Woody shrubs occupy less than one-third of the site.
      - a. The grasses and forbs are primarily annuals: MODEL A
      - b. The grasses and forbs are primarily perennials: MODEL L
- IV. Brush, shrubs, tree reproduction or dwarf tree species predominate.
  - A. Average height of woody plants is 6 feet or greater.
    - 1. Woody plants occupy two-thirds or more of the site.
      - a. One-fourth or more of the woody foliage is dead.
        - (1) Mixed California chaparral: MODEL B
        - (2) Other types of brush: MODEL F
      - b. Up to one-fourth of the woody foliage is dead: MODEL Q
      - c. Little dead foliage: MODEL O
    - 2. Woody plants occupy less than two-thirds of the site: MODEL F
  - B. Average height of woody plants is less than 6 feet.
    - 1. Woody plants occupy two-thirds or more of the site.
      - a. Western United States: MODEL F
      - b. Eastern United States: MODEL O
    - 2. Woody plants occupy less than two-thirds but more than one-third of the site.
      - a. Western United States: MODEL T
      - b. Eastern United States: MODEL D
    - 3. Woody plants occupy less than one-third of the site.
      - a. The grasses and forbs are primarily annuals: MODEL A
      - b. The grasses and forbs are primarily perennials: MODEL L
- V. Trees predominate.
  - A. Deciduous broadleaf species predominate.
    - 1. The area has been thinned or partially cut, leaving slash as the major fuel component: MODEL K
    - 2. The area has not been thinned or partially cut.
      - a. The overstory is dormant; the leaves have fallen: MODEL E
      - b. The overstory is in full leaf: MODEL R
  - B. Conifer species predominate.
    - 1. Lichens, mosses, and low shrubs dominate as understory fuels: MODEL Q
    - 2. Grasses and forbs are the primary ground fuels: MODEL C
    - 3. Woody shrubs and/or reproduction dominate as understory fuels.
      - a. The understory burns readily.



# APPENDIX E

## FINDINGS OF FACT

*This appendix is for information purposes and is not intended for adoption.*

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### User note:

**About this appendix:** Appendix E is an informational appendix that is intended to provide a methodology for presenting the findings of fact that are required by Chapter 3 when a jurisdiction defines and establishes a wildland-urban interface area that will be the subject of regulation by this code. The development of written “findings of fact” that justifies designation of wildland-interface areas by local jurisdictions requires that a certain amount of research and analysis be conducted to support a written finding that is both credible and professional. In the context of adopting a supplemental document such as the wildland-urban interface declaration, the writing of these findings is essential in creating the maps and overlap needed to use their specific options.

The purpose of this appendix is to provide an overview of how local officials could approach this process. There are three essential phenomena cited in some adoption statutes that vary from community to community: climate, topography and geography. Although it can be agreed that there are other findings that could draw distinction in local effects, these three features are also consistent with standard code text that offers opportunity to be more restrictive than local codes. The process demands a high level of professionalism to protect the jurisdiction’s credibility in adopting more restrictive requirements. A superficial effort in preparing the findings of fact could jeopardize the proposed or adopted code restriction. Jurisdictions should devote a sufficient amount of time to draft the findings of fact to ensure that the facts are accurate, comprehensive and verifiable.

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Originally, most fire and building codes were written and adopted at the local government level. As a result, there were many differences in code provisions from community to community. Local problems often resulted in unique code provisions that were appropriate to the local situation, but not of much use in other communities.

With the development of uniform and model codes and their subsequent adoption by state governments, the common features were applied everywhere. Once the basic provisions were codified into a format and structure that had appeal to both code officials and the builder-development community, their code became “minimum standards.” The model codes were just that—a document that set the minimum criteria that most communities could find acceptable, but not intended to solve every problem everywhere. The developers of model codes left one option to be used: those exceptional situations that require local modifications based on a specific problem could use a specific process to increase the level of a particular requirement.

The solution that was commonly made available in the model adoption process was the development of written “findings of fact” that justified modifications by local code officials. Many state codes identify a specific adoption process. This provision requires that a certain amount of research and analysis be conducted to support a written finding that is both credible and professional. In the context of adopting a supplemental document such as the wildland-urban interface provision, the writing of these findings is essential in creating the maps and overlap needed to use their specific options.

The purpose of this appendix is to provide an overview of how local code officials could approach this process. There are three essential phenomena cited in some model adoption statutes that vary from community to community: climate, topography and geography. Although it can be agreed that there are other findings that could draw distinction in local effects, these three features are also consistent with standard

code text that offers opportunity to be more restrictive than local codes.

One point that needs to be reinforced is that the process demands a high level of professionalism to protect the code official’s credibility in adopting more restrictive requirements. A superficial effort in preparing the findings of fact could jeopardize the proposed or adopted code restriction. A code official should devote a sufficient amount of time to draft the findings of fact to ensure that the facts are accurate, comprehensive and verifiable.

### DEFINITIONS

**CLIMATE.** The average course or condition of the weather at a particular place over a period of many years, as exhibited in absolute extremes, means and frequencies of given departures from these means (i.e., of temperature, wind velocity, precipitation and other weather elements).

**GEOGRAPHY.** “A science that deals with the earth and its life, especially the description of land, sea, air, and the distribution of plant and animal life including man and his industries with reference to the mutual relations of these diverse elements.” *Webster’s Third New International Dictionary of the English Language, Unabridged.*

**INSURANCE SERVICES OFFICE (ISO).** An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

**TOPOGRAPHY.** The configuration of landmass surface, including its relief (elevation) and the position of its natural and man-made features that affect the ability to cross or transit a terrain.

### CLIMATIC CONSIDERATIONS

There are two types of climates: macro and micro. A macro climate affects an entire region and gives the area a general environmental context. A micro climate is a specific variation that could be related to the other two factors, topography and geography. A micro climate may cover a relatively small area

## APPENDIX F

# CHARACTERISTICS OF FIRE-RESISTIVE VEGETATION

*This appendix is for information purposes and is not intended for adoption.*

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**User note:**

**About this appendix:** Appendix F is an informational appendix provided for the convenience of the code user. It is simply a compilation of the eight characteristics of fire-resistive vegetation that can be used effectively within wildland-urban interface areas to reduce the likelihood of fire spread through vegetation.

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All plants will burn under extreme *fire weather* conditions such as drought. However, plants burn at different intensities and rates of consumption. Fire-resistive plants burn at a relatively low intensity, slow rates of spread and with short flame lengths. The following are characteristics of fire-resistive vegetation:

1. Growth with little or no accumulation of dead vegetation (either on the ground or standing upright).
2. Nonresinous plants (willow, poplar or tulip trees).
3. Low volume of total vegetation (for example, a grass area as opposed to a forest or shrub-covered land).
4. Plants with high live fuel moisture (plants that contain a large amount of water in comparison to their dry weight).
5. Drought-tolerant plants (deeply rooted plants with thick, heavy leaves).
6. Stands without ladder fuels (plants without small, fine branches and limbs between the ground and the canopy of overtopping shrubs and trees).
7. Plants requiring little maintenance (slow-growing plants that, when maintained, require little care).
8. Plants with woody stems and branches that require prolonged heating to ignite.

# APPENDIX G

## SELF-DEFENSE MECHANISM

*This appendix is for information purposes and is not intended for adoption.*

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### User note:

**About this appendix:** Appendix G is an information appendix that provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures in the wildland-urban interface. To accept alternative self-defense mechanisms, the code official must carefully examine whether these devices will be in place at the time of an event and whether they will assist or actually complicate the defense of the structure by fire suppression forces if they are available.

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### IDENTIFICATION OF THE PROBLEM

The *International Wildland-Urban Interface Code* establishes a set of minimum standards to reduce the loss of property from wildfire. The purpose of these standards is to prevent wildfire spreading from vegetation to a building. Frequently, proposals are made by property or landowners of buildings located in the wildland-urban interface to consider other options and alternatives instead of meeting these minimum standards. This appendix chapter provides discussion of some elements of the proposed self-defense mechanisms and their role in enhancing the protection of exposed structures.

### STRUCTURAL SURVIVABILITY

Various stages of assault occur as a building is exposed to a wildland-urban fire. Ashes are cast in front of a fire out of a smoke or convection column, which can result in secondary ignitions. Heavier embers that have more body weight and may contain more heat to serve as sources of ignition follow. Finally, the actual intrusion of a flame front and the radiant heat flux can expose combustibles outside of a building and the exterior structure of a building to various levels of radiant heat. A study revealed that the actual exposure of a building to the flame front by the perimeter of the fire was usually less than six minutes. However, the exposure to the forms of other materials that can result in proliferation of other ignitions can vary, depending on wind, topography and fuel conditions.

To enhance structural survivability, the self-defense mechanisms must, first, do everything possible to prevent the ignition of materials from objects that are cast in front of the fire and, second, they must withstand the assault of the fire on the structure to prevent flames from penetrating into the building and resulting in an interior fire. There are considerable problems in achieving both of these objectives using some of the proposed alternative forms of protection such as the lack of definitive standards for self-defense mechanisms on the exterior of buildings. Although fire service has done considerable research into the evaluation of technology, such as smoke detectors, fire alarms, and interior sprinkler systems, very limited amount of study has been done on exterior sprinkler systems.

All forms of fire protection are classified as either active or passive. Active fire protection is taking specific action to control the fire in some manner. Passive fire protection uses resistance to ignition or provides some form of warning that allows other action to be taken. These two classifications of self-defense mechanisms create different problems with

regard to being accepted as alternatives for building construction. Furthermore, certain self-defense mechanisms must be built in during new construction, and others may only be capable of being added as a retrofit to existing structures. As a matter of public policy, most code officials are reluctant to accept passive fire protection as an equivalent to a construction requirement, but are also reluctant to accept active fire protection systems that require intervention by suppression personnel.

The unequal distribution of self-defense mechanisms within a specific neighborhood poses another problem. If an individual is granted a waiver or exemption on the basis of putting in a nonmandated self-defense mechanism, and the neighbors to either side choose not to do so, or are not given the same options, there is a potential operational problem.

### ALTERNATIVE CONCEPTS

This appendix chapter provides consideration of the following alternatives: (1) exterior sprinkler systems, (2) alternative water supply systems for exposure protection, (3) Class A foam systems, (4) enhanced exterior fire protection, (5) sheltering in place, and (6) building location.

**Exterior sprinkler systems.** Currently, there is no nationally accepted standard for the design and installation of exterior fire sprinkler systems. Interior sprinkler systems are regulated by nationally recognized standards that have specific requirements. However, exterior sprinkler systems lack such uniformity. What is generally proposed is a type of sprinkler system, placed on the roofs or eaves of a building, whose primary purpose is to wet down the roof. These types of systems can be activated either manually or automatically. However, the contemporary thought on exterior sprinkler systems is that if the roof classification is of sufficient fire resistance, exterior sprinklers are of little or no value.

Another option and alternative with exterior sprinklers is to use them to improve the relative humidity and fuel moisture in the *defensible space*. In this case, the exterior sprinkler is not used to protect the structure as much as it attempts to alter the fuel situation. However, studies do not support the idea that merely spraying water into the air in the immediate vicinity of a rapidly advancing wildland-urban fire does much good. Clearly, irrigation systems that keep plants healthy and fire-resistive plants that resist convection and radiated heat can accomplish the same purpose.

**Alternative water supply systems for exposure protection.** Pools and spas are often offered as an alternative water

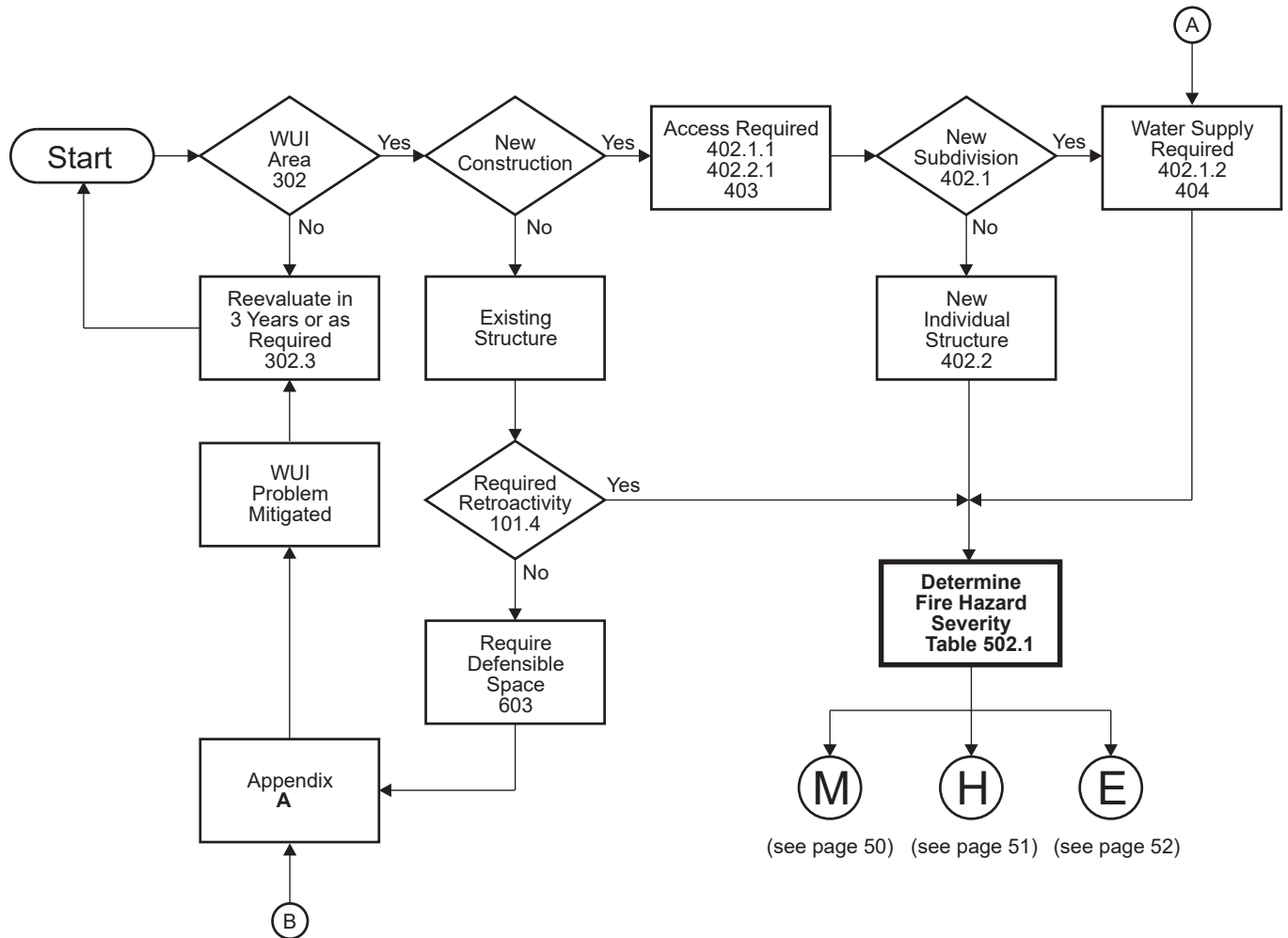
# APPENDIX H

## INTERNATIONAL WILDLAND-URBAN INTERFACE CODE FLOWCHART

*This appendix is for information purposes and is not intended for adoption.*

**User note:**

**About this appendix:** Appendix H is an information appendix that is based on the "Decision Tree" concept and is intended to provide the code official with a graphical, flowchart representation of how this code is to be applied in an orderly manner.



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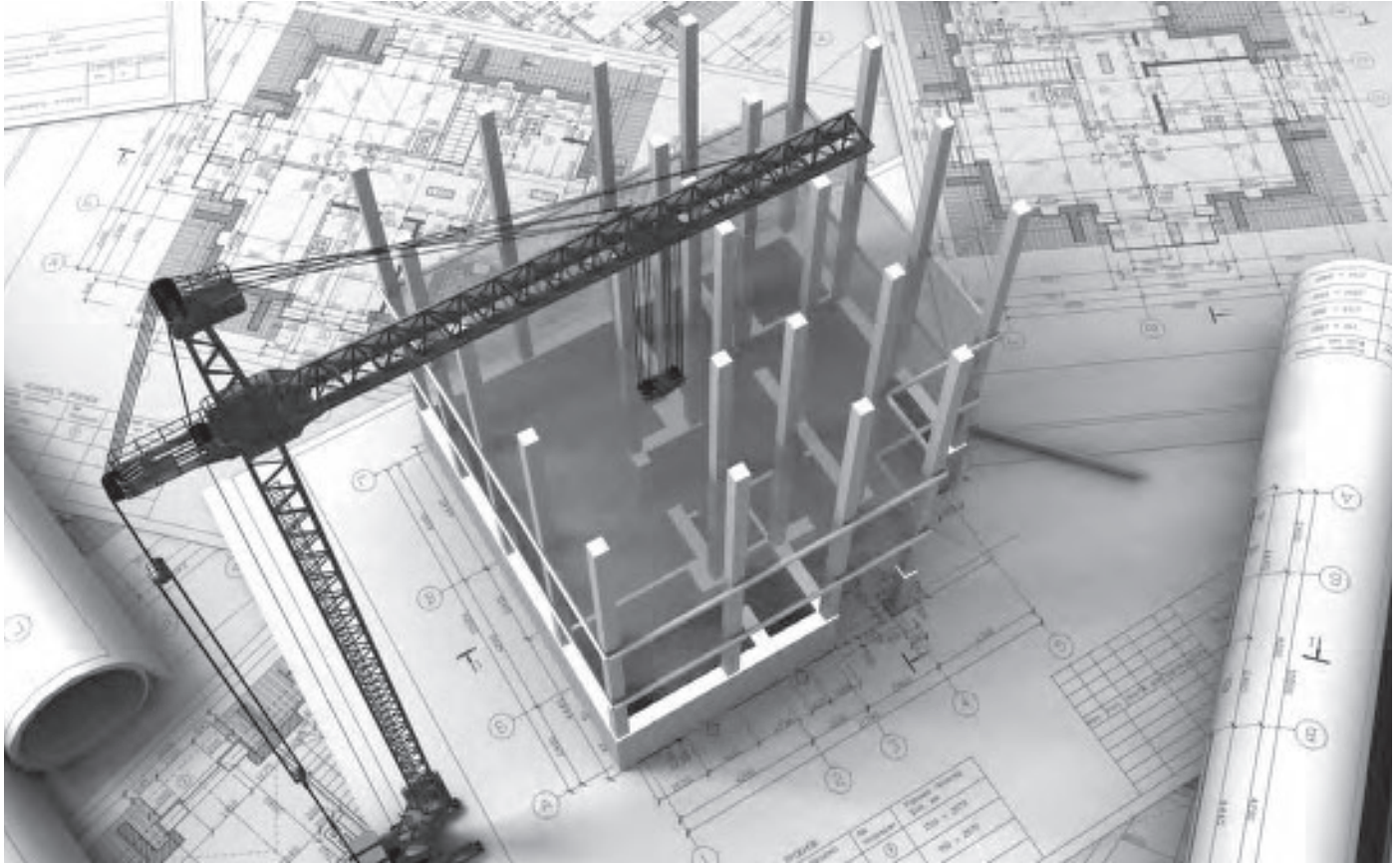


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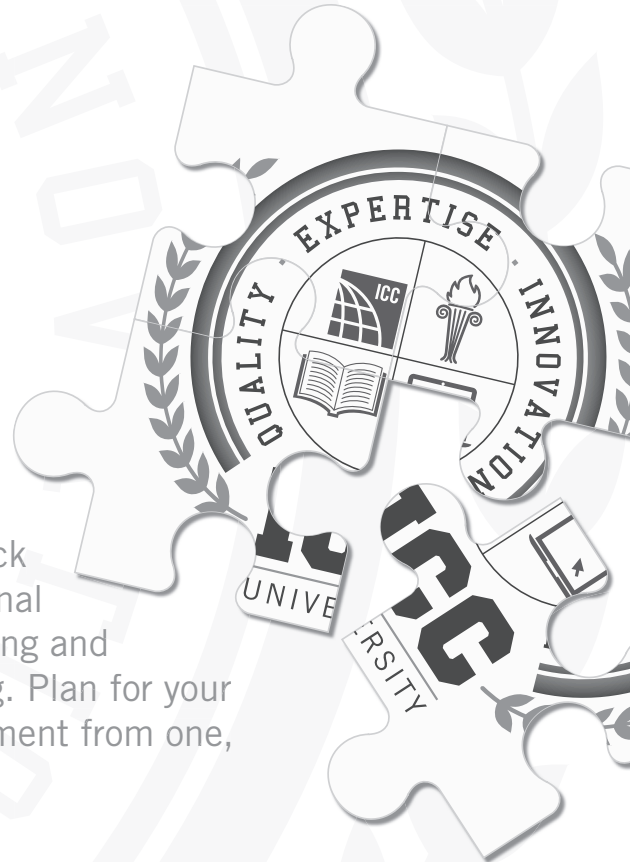
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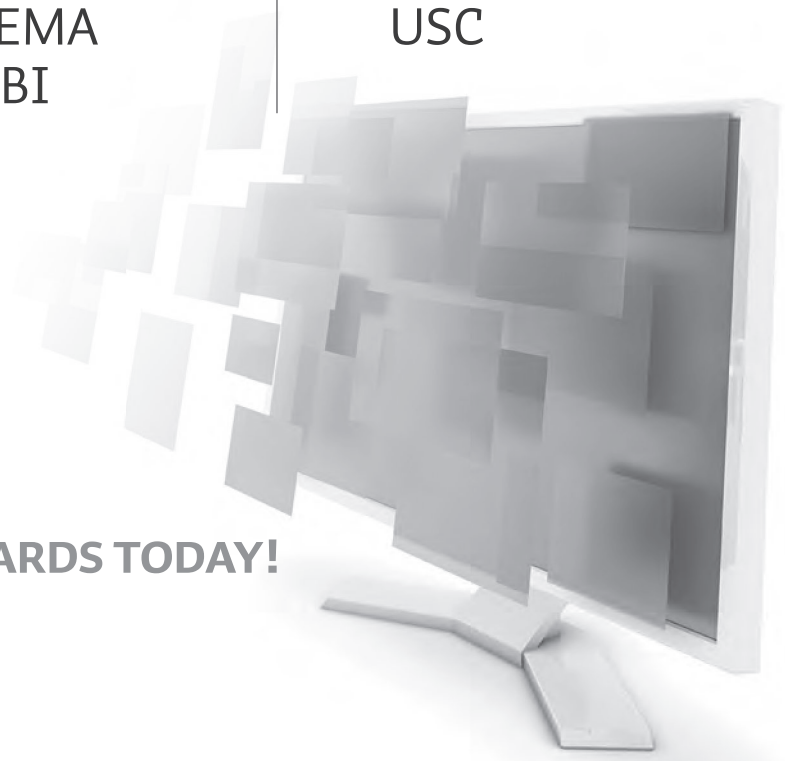
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# STAFF REPORT

**MEETING DATE:** October 28, 2019

**AGENDA ITEM:** 3C

**TITLE:**

Consider action to make a recommendation on an ordinance to the 2018 International Building Codes (I-Codes), including but not limited to the International Green Construction Code (IgCC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), International Plumbing Code (IPC), 2017 National Electric Code (NEC), International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC) and the International Swimming Pool and Spa Code (ISPSC), International Fuel and Gas Code (IFGC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC).

**STAFF REPRESENTATIVE:**

Matt Jones, Director of Planning and Development

Lynda Humble, City Manager and Interim Director of Planning and Development

**BACKGROUND/HISTORY:**

Building Bastrop launched on August 15, 2018 to create a new set of tools that will support the community in a responsible manner for generations to come. When looking at the Policy Statement adopted by City Council on February 26, 2019, a key component is that the codes be fiscally sustainable. The Building Bastrop Codes focus on the public realm (first 15' of a property), infrastructure, and life safety. The International Code Council (ICC) Building Codes (I-Codes) will regulate life safety. The I-Codes are standards used in the design, build, and compliance process to construct safe, sustainable, affordable, and resilient structures.

It is not uncommon for cities to update their codes every few years. Bastrop last updated these codes in 2012 when the 2009 I-Codes were adopted. There have been several updates to the I-Codes since 2009 and with the release of the 2018 I-Codes, we are now two (2) code updates behind and our building codes are over ten (10) years old.

The Construction Standards Board (CSB) has two main responsibilities. The first is to hear appeals of a decision made by the Building Official, and the second is to review and make recommendations to City Council regarding building codes. The CSB and Staff will review the 2018 I-Codes using the following proposed purpose statement as amended by City Council on March 26, 2019 for the basis of the code review:

***“Review national best practices and establish locally amended life safety expectations that protect our public and ensure the asset meets or exceeds its useful life.”***

The I-Code review process provides the CSB, Staff, and the community a chance to evaluate the codes for opportunities to make local amendments. Adopting localized amendments will ensure that the I-Codes as amended are fiscally sustainable, authentic Bastrop, and protect life safety.



Staff is committed to improve the development and permitting process. A part of that commitment will involve resolving conflicting language in different sections of the codes as part of this review. To decrease the chance of conflicting language in the future, the I-Codes will be referenced in the Building Bastrop Codes, but will be located in the Technical Manual. The Technical Manual will be a comprehensive manual serving as a single location for all technical criteria required to develop or build in Bastrop. Having the codes located in one location will discourage the possibility of conflicting codes in different sections of the code.

Staff has established a set of review criteria that will serve as a guide when evaluating the codes. The evaluation criteria are listed below:

- Does it meet our purpose statement?
- Remember who the customer is.
- Does it make common sense?
- Can we legally enforce it?
- Does the code need to be inspected annually or another routine basis?

**POLICY EXPLANATION:**

Using Council's Purpose Statement for Building Bastrop as a guide, Staff developed a Purpose Statement for the I-Code update for use by the Construction Standards Board and Staff related to all code review. The proposed statement was reviewed and revised by City Council at their March 26<sup>th</sup> meeting.

**FUNDING SOURCE:**

N/A

**RECOMMENDATION:**

Consider action to make a recommendation on an ordinance to the 2018 International Building Codes (I-Codes), including but not limited to the International Green Construction Code (IgCC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), International Plumbing Code (IPC), 2017 National Electric Code (NEC), International Building Code (IBC), International Mechanical Code (IMC), International Fire Code (IFC) and the International Swimming Pool and Spa Code (ISPSC), International Fuel and Gas Code (IFGC), International Wildland-Urban Interface Code (IWUIC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC).