

**2003 Cedar Fire  
Proposed Code Change  
High Fire Hazard Areas**

The proposed emergency code change will be heard by the Board of Building Appeals on January 8, 2003 and by the San Diego City council on January 20, 2003.

Add the following new division 5 to chapter 14 article 5 of the SD Municipal Code. This new division incorporates the fire resistive requirements associated with fire hazards for buildings located adjacent to High Fire Hazard Areas and subject to the brush management regulations in Section 142.0412.

**Division 5: Additional Building Standards for**

**Buildings Located Adjacent to High Fire Hazard Areas**

**§145.0501 Purpose of the Building Standards for Buildings Located Adjacent to High Fire**

**Hazard Areas**

The purpose of this Division is to promote public safety and welfare by reducing the impact of fire hazards to buildings and structures located in developments and areas adjacent to areas of flammable vegetation.

The building standards contained in this Division are intended to prevent the ignition of, or otherwise reduce the spread of fire on developed properties, by controlling the use of materials and methods of construction.

The building standards contained in this Division are intended to impose requirements additional to any other applicable building and fire regulations.

**§145.0502 When the Additional Building Standards Apply**

Unless otherwise specified, the building regulations of this Division apply to all new construction on a lot adjacent to a *High Fire Hazard Area* or on any lot within 300 feet, in any direction, of the lot immediately adjacent to the *High Fire Hazard Area*.

**§145.0503 Exemptions from High Fire Hazard Area Regulations**

This Division is not applicable to the following:

- (a) Accessory structures not exceeding 120 square feet (11.15 m<sup>2</sup>) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
- (b) Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.
- (c) Modifications or alternations to the interior of the building only.

**§145.0504 Definitions**

The following definition is applicable to this Division only:

*High Fire Hazard Area* means any open space, park area, undeveloped public or private lands containing native or naturalized vegetation, and areas containing *environmentally sensitive lands*. The Fire Chief may determine that an area is not a *High Fire Hazard Area* upon finding that a significant threat to the spread of wildfire to any existing or proposed *structure* does not exist. The Fire Chief shall make this finding

based on such factors as the density, slope, and location of the existing native or naturalized vegetation.

**§145.0505 General Regulations for Buildings Adjacent to High Fire Hazard Areas**

(a) Sprinkler Systems.

(1) An automatic sprinkler system shall be installed throughout all apartment houses, congregate residences, and hotels. An automatic sprinkler system shall be installed throughout the entire building for additions over fifty percent of the existing floor area of the building. Residential or quick response ~~standard~~ sprinklers shall be used in the *dwelling units* and *guest room* portions of the building. Sprinkler protection shall be provided in all attic spaces and attached garages.

(2) Detached one- and two-family dwellings *and* attached Townhouses classified as Group R Division 3 occupancies shall be protected with an automatic sprinkler system. An automatic sprinkler system shall be installed throughout the entire building for additions over fifty percent of the existing floor area of the building. The automatic sprinkler system shall be installed in accordance with NFPA 13-D with the following modifications:

(A) All attic spaces shall be protected with sprinklers.

(B) All attached garage spaces *shall be protected with*

*sprinklers* shall be sprinklered.

(b) Roof Covering.

All buildings within a Group R occupancy classification shall be covered with a non-combustible Class “A” roofing assembly.

For roof coverings where the profile allows a space between the roof covering and roof decking, the space shall be solidly blocked with non-combustible or fire-retardant materials.

(c) Exterior Wall Construction.

(1) Exterior walls shall have a minimum fire resistance of one-hour.

Openings are not required to be protected.

(2) Exterior wall finish materials shall be non-combustible, excluding trim.

(3) Fire resistive wall construction shall extend from the top of the foundation to the underside of the roof sheathing.

(d) Wall Openings.

Exterior glazed openings such as door and window openings shall be glazed with multilayered glazed panels.

(e) Eave Construction.

Eaves shall be boxed and soffits shall be protected on the exposed underside by the installation of materials approved for a minimum of one-hour-rated fire-resistive construction.

Fascias must be protected by materials approved for a minimum of one-hour-rated fire-resistive construction or eave fascia shall be non-combustible. Two-inch nominal wood fascia boards may be used if the fascia board is covered with non-combustible materials on the outside face.

Exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs under the exterior wall covering.

(f) Ventilation Openings.

(1) Ventilation openings shall not exceed 144 square inches.

(2) All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall not exceed one-fourth inch.

(3) Ventilation openings shall not be directed towards a *High Fire Hazard Area*.

(4) The closest edge of a vent opening shall be at least 12 inches away from

the exterior wall where the vent is constructed through the underside of a boxed eave.

- (5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas on buildings or structures ~~adjacent to walls~~ located within 100 feet of a High Fire Hazard Area.

(g) Spark Arrester.

All buildings and structures having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall have the chimney, flue, or stovepipe equipped with an approved spark arrester.

(h) Skylights.

Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.

(i) Roof Gutters and Downspouts.

All roof gutters and downspouts shall be constructed of noncombustible material.

(j) Accessory Structures.

Accessory Structures such as *fences*, decks, patio covers, solariums, playhouses, gazebos, and palapas shall be constructed of non-combustible material.

(k) Garage Doors.

Garage doors shall be constructed of non-combustible material.