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ORDINANCE NUMBER O- **22042** (NEW SERIES)

DATE OF FINAL PASSAGE **JAN 29 2026**

AN ORDINANCE AMENDING CHAPTER 5, OF THE
SAN DIEGO MUNICIPAL CODE BY ADDING NEW ARTICLE
12, DIVISION 00, SECTIONS 512.0001, 512.0002, 512.0003,
AND 512.0004; ADDING DIVISION 01, SECTIONS 512.0101,
512.0103, 512.0104, 512.0108, 512.0109, AND 512.0112;
ADDING DIVISION 02, SECTION 512.0202; ADDING
DIVISION 03, SECTION 512.0302; ADDING DIVISION 04,
SECTION 512.0403; ADDING DIVISION 05, SECTION
512.0504; AND ADDING DIVISION 06, SECTIONS 512.0601,
512.0603, 512.0604, 512.0605, AND 512.0608, ALL RELATING
TO THE ADOPTION OF THE 2025 CALIFORNIA
WILDLAND-URBAN INTERFACE CODE AND CREATION
OF THE SAN DIEGO WILDLAND-URBAN INTERFACE
CODE.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. Every three years, the State of California updates the California Building Standards Code (CBSC) in its entirety, which is codified in Title 24 of the California Code of Regulations. In 2025, the State added Part 7 to the CBSC, which is the newly formed California Wildland-Urban Interface (WUI) Code.

B. Before 2025, California did not have a single, unified WUI Code. Instead, its provisions were spread across various California codes and regulations, including the California Government Code, Chapter 49 of the California Fire Code, Chapter 7A of the California Building Code, Section R337 of the California Residential Code, Title 14 (Natural Resources), and other related parts of the California Code of Regulations.

C. These separate parts were then consolidated and integrated into a new code utilizing the 2024 International WUI Code as the model code, formally establishing the 2025

California WUI Code as Part 7 of Title 24. This new code will become effective on January 1, 2026, which is 180 days after its publication.

D. The primary objective of the California WUI Code is to establish provisions for wildland-urban interface areas concerning fire-resistant building materials and methods of construction to protect life and property from the intrusion of fire from wildland fires.

E. The State published the California WUI Code in July 2025. Upon the State's publication of the California WUI Code, local jurisdictions, including the City of San Diego, may make reasonably necessary modifications to the requirements to establish more restrictive building standards by amending, adding, or deleting provisions of the CBSC to address specific local climatic, geological, or topographical conditions.

F. The Council finds that adopting the California WUI Code, including portions of the International WUI Code not included in the CBSC, along with certain modifications and changes, is reasonably necessary because of local climatic, geological, and topographical conditions. This action is taken to protect public health, safety, and welfare by mitigating the risk of structural ignition from wildland fires.

G. This Ordinance supplements state law and protects the health and safety of the citizens of the City of San Diego.

H. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. That the San Diego Wildland-Urban Interface Code is hereby established and shall consist of the 2025 Edition of the California Wildland-Urban Interface Code, as

designated in California Code of Regulations, Title 24, Part 7, including portions of the 2024 Edition of the International Wildland-Urban Interface Code not included in the California Building Standards Code, all published errata, and any reasonably necessary modifications and changes. This code, as locally adopted and amended within the San Diego Municipal Code, Chapter 5, Article 12, establishes minimum requirements to:

- (a) Reduce the likelihood of life and property loss due to wildfires using performance and prescriptive requirements for construction and development in Wildland-Urban Interface Areas.
- (b) Increase the ability of buildings to resist the intrusion of flames or embers projected by a vegetation fire.

This code also provides for the issuance of permits, the collection of fees, and penalties for violations.

Section 2. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 00, sections 512.0001, 512.0002, 512.0003, and 512.0004.

Chapter 5: Public Safety, Morals and Welfare

Article 12: San Diego Wildland-Urban Interface Code

Division 00: Adoption of the 2025 California Wildland-Urban Interface Code

§512.0001 Adoption of the 2025 California Wildland-Urban Interface Code, Purpose and Intent, and Administrative Provisions.

Except as otherwise provided in this Article, the California Wildland-Urban Interface Code, designated in California Code of Regulations, Title 24, Part 7, 2025 Edition, published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2024 Edition of the International Wildland-Urban Interface Code published by the

International Code Council not included in the California Building Standards Code, and any reasonably necessary modifications and changes, are hereby adopted as the San Diego Wildland-Urban Interface Code. A copy of the California Wildland-Urban Interface Code (2025 Edition) is on file in the Office of the City Clerk as Document No. OO- **22042**.

- (a) Collectively, the California Wildland-Urban Interface Code (2025 Edition), and the portions of the International Wildland-Urban Interface Code (2024 Edition) not included in the California Building Standards Code are referred to in this Article as the 2025 California Wildland-Urban Interface Code.
- (b) This Article of the San Diego Municipal Code sets forth (1) the portions of the 2025 California Wildland-Urban Interface Code that the City has not adopted in the San Diego Wildland-Urban Interface Code, (2) the portions of the 2025 California Wildland-Urban Interface Code that the City has amended and adopted in the San Diego Wildland-Urban Interface Code, and (3) the portions of the San Diego Wildland-Urban Interface Code that were adopted as Local Additions that augment the 2025 California Wildland-Urban Interface Code. Text is included within this Article of the San Diego Municipal Code only where the City has not adopted or has amended the 2025 California Wildland-Urban Interface Code, or has adopted Local Additions that augment the 2025 California Wildland-Urban Interface Code. Otherwise, under subsection (a) of section 512.0001, all portions of the 2025 California Wildland-Urban Interface Code are adopted in full.

- (c) In order to easily locate various sections of the 2025 California Wildland-Urban Interface Code contained within this Article 12, the numbering system of the Divisions within Chapter 5, Article 12 reflects the corresponding numbering system of the 2025 California Wildland-Urban Interface Code. For example, section 603 of the 2025 California Wildland-Urban Interface Code is reflected in Chapter 5, Article 12, Division 06, as section 512.0603. Also, sections within the 2025 California Wildland-Urban Interface Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. For example, section 603.3.1 of the 2025 California Wildland-Urban Interface Code will also be cited as California Wildland-Urban Interface Code section 603.3.1 within the text of the San Diego Municipal Code.
- (d) Where the City has adopted an entire chapter of the 2025 California Wildland-Urban Interface Code without any local amendments, additions or deletions, the corresponding Division number within Chapter 5, Article 12 is “reserved.”
- (e) Any reference within the San Diego Wildland-Urban Interface Code to the “C.B.C.” or “California Building Code” shall refer to those provisions of the California Building Code as adopted by Chapter 14, Article 5 of the San Diego Municipal Code.
- (f) Any reference within the San Diego Wildland-Urban Interface Code to the “C.F.C.” or “California Fire Code” shall refer to those provisions of the California Fire Code as adopted by Chapter 5, Article 11 of the San Diego Municipal Code.

§512.0002 Portions of the 2025 California Wildland-Urban Interface Code Not Adopted

The following sections or sub-sections of the 2025 California Wildland-Urban Interface Code are not adopted:

- (a) Section 103;
- (b) Sections 104.7.1 through 104.7.5;
- (c) Appendix A through E; and
- (d) Appendix H through I.

§512.0003 Local Amendments to the 2025 California Wildland-Urban Interface Code Adopted by the City of San Diego

The following sections or sub-sections of the 2025 California Wildland-Urban Interface Code are amended by this Article:

- (a) Chapter 1, Section 101.1, Title;
- (b) Chapter 1, Section 104.7, Official Records;
- (c) Chapter 1, Section 108.2, Fee Schedule;
- (d) Chapter 1, Section 109.3.7, Violation Penalties;
- (e) Chapter 1, Section 112.1, Board of Building Appeals and Advisors;
- (f) Chapter 2, Section 202, General Definitions;
- (g) Chapter 2, Section 403.2.2, Road Signs;
- (h) Chapter 6, Section 601.3, Definitions;
- (i) Chapter 6, Section 603.2, Application;
- (j) Chapter 6, Section 603.3, Landscape Plans;
- (k) Chapter 6, Section 603.3.1, Contents;
- (l) Chapter 6, Section 603.4.1, Shrubs;
- (m) Chapter 6, Section 603.4.2, Trees;

- (n) Chapter 6, Section 604.1, General;
- (o) Chapter 6, Section 604.2, Application;
- (p) Chapter 6, Section 604.3, Requirements;
- (q) Chapter 6, Section 605.1, Spark Arrestors;
- (r) Chapter 6, Section 608.2, General; and
- (s) Chapter 6, Section 608.2.1, Setback Reduction.

§512.0004 Local Additions to the 2025 California Wildland-Urban Interface Code Adopted by the City

The following sections or sub-sections are adopted as Local Additions to the 2025 California Wildland-Urban Interface Code:

- (a) Chapter 3, Section 302.1.1, Adoption of Fire Hazard Severity Zones;
- (b) Chapter 5, Section 504.2.3, Drip Edge Flashing;
- (c) Chapter 5, Section 504.8.3, Vinyl Window Reinforcing;
- (d) Chapter 6, Section 603.5, Fuel Modification Zone Requirements;
- (e) Chapter 6, Section 603.5.1, Fuel Modification of Combustible Vegetation from Sides of Roadways;
- (f) Chapter 6, Section 604.3.1, Defensible Space Fuel Modification Zones;
- (g) Chapter 6, Section 604.3.2, Zone 0 Requirements;
- (h) Chapter 6, Section 604.3.3, Zone 1 Requirements;
- (i) Chapter 6, Section 604.3.4, Zone 2 Requirements;
- (j) Chapter 6, Section 604.3.5, Zone 3 Requirements;
- (k) Chapter 6, Section 604.3.6, Spacing and Separation Requirements;
- (l) Chapter 6, Section 604.3.7, Public Nuisance;
- (m) Chapter 6, Section 604.3.8, Vacant Lots;

- (n) Chapter 6, Section 604.3.9, Designated Evacuation Roadways;
- (o) Chapter 6, Section 604.3.10, Prescribed Herbivory; and
- (p) Chapter 6, Section 608.2.2, Setback from Slope.

Section 3. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 01, sections 512.0101, 512.0103, 512.0104, 512.0108, 512.0109, and 512.0112.

Article 12: San Diego Wildland-Urban Interface Code

Division 01: Administration

§512.0101 California Wildland-Urban Interface Code, Chapter 1 - Administration

Local Amendment. Section 101.1, Title, is amended to read as follows:

This code, which is a portion of the San Diego Municipal Code (SDMC), shall be known as the “San Diego Wildland-Urban Interface Code,” (San Diego WUI Code) and whenever the word “code” is used in this code it shall mean the San Diego WUI Code.

§512.0103 California Wildland-Urban Interface Code, Chapter 1 - Code Compliance Agency

Not Adopted. Section 103, Code Compliance Agency, is not adopted.

§512.0104 California Wildland-Urban Interface Code, Chapter 1 - Duties and Powers of the Code Official

- (a) Local Amendment. Section 104.7, Official Records, is amended to read as follows:

Any records associated with this Article shall be retained in accordance with the retention periods set forth in the City’s Master Records Schedule on file with the City Clerk and in compliance with local, state, and federal laws.

- (b) Not Adopted. Sections 104.7.1 through 104.7.5 are not adopted.

§512.0108 California Wildland-Urban Interface Code, Chapter 1 - Fees

Local Amendment. Section 108.2, Fee Schedule, is amended to read as follows:

Fees shall be charged to recover the cost related to the issuance of permits and associated inspections, or other inspections or activities as deemed necessary by the *Fire Code Official* to determine the extent of compliance with the provisions of this code, in accordance with the User Fee Schedule adopted by City Council.

§512.0109 California Wildland-Urban Interface Code, Chapter 1 - Inspection and Enforcement

- (a) Local Amendment. Section 109.3.7, Violation Penalties, is amended to read as follows:

(1) Civil Penalties.

(A) Any person who commits, causes, or maintains a violation of the San Diego WUI Code shall be subject to administrative citations and civil penalties, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code. The fines for such violations shall be determined in accordance with the User Fee Schedule adopted by City Council.

(B) The imposition of civil penalties shall not be deemed a waiver of the City's right to seek any other remedy available at law or in equity, up to and including criminal prosecution.

(2) Criminal Penalties.

- (A) Any person who violates any provision of the San Diego WUI Code, or any order, rule, or regulation made pursuant to the code, is guilty of a misdemeanor, in accordance with the authority granted by California Health and Safety Code section 13112, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code.
 - (B) Each day that a violation of any provision of this code or any order of the *Fire Code Official* continues shall be deemed a separate and distinct offense.
- (3) Abatement and Cost Recovery
- (A) In addition to the penalties provided in this chapter, the *Fire Code Official* may seek legal or equitable relief to compel compliance. If any person fails or refuses to correct or eliminate a fire or life hazard after receiving a written order from the *Fire Code Official*, the City may cause the hazard to be abated in compliance with San Diego Municipal Code, Chapter 1, Article 2.
 - (B) All costs incurred by the City in the abatement of a fire or life hazard, as set forth in Chapter 1, Article 2, may be recovered from the person in violation.

§512.0112 California Wildland-Urban Interface Code, Chapter 1 - Means of Appeals
Local Amendment. Section 112.1, Board of Building Appeals and Advisors, is amended to read as follows:

When a question involving the interpretation of the intent and purpose of any

provisions of the San Diego WUI Code or the suitability of alternate materials and types of construction is presented to the code official, the code official may request the Board of Building Appeals and Advisors to investigate such matters under the procedures established in section 111.0207 of the San Diego Municipal Code regarding building inspection. The request for Board of Building Appeals and Advisors action shall be made pursuant to section 111.0207(d).

Section 4. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 02, section 512.0202.

Article 12: San Diego Wildland-Urban Interface Code

Division 02: Definitions

§512.0202 General Definitions

Local Amendment. *Fire Code Official* means the Fire-Rescue Chief of the City of San Diego, or any member of the Fire-Rescue Department designated by the Fire-Rescue Chief to carry out the provisions of this Article.

Local Amendment. *Wildland-Urban Interface Area* means a geographical area identified by the State as a “Fire Hazard Severity Zone” in accordance with Public Resources Code sections 4201 through 4204 and California Government Code sections 51175 through 51189, and other areas designated by the City of San Diego Fire-Rescue Department to be at significant risk from wildfires.

Section 5. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 03, section 512.0302.

Article 12: San Diego Wildland-Urban Interface Code

Division 03: Wildland-Urban Interface Areas

§512.0302 Wildland-Urban Interface Area Designations

Local Addition. Section 302.1.1, Adoption of Fire Hazard Severity Zones, is added as follows:

The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the State Fire Marshal, as Very High Fire Hazard Severity Zones, and includes additional areas on a map titled, “City of San Diego Fire Hazard Severity Zone Map,” on file with the City Clerk as Document No. OO-21992, effective August 30, 2025.

Section 6. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 04, section 512.0403.

Article 12: San Diego Wildland-Urban Interface Code

Division 04: Wildland-Urban Interface Area Requirements

§512.0403 Access

(a) Local Amendment. Section 403.2.2, Road Signs, is amended to read as follows:

- (1) Newly constructed or approved roads, including naming and signage, must comply with Chapter 12, Article 5, Division 11 of the San Diego Municipal Code and the City’s Land Development Manual. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering.
- (2) During Red Flag Warnings or Fire Weather Watch conditions, the *Fire Code Official* or their designee may prohibit street parking, so

a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than is required by section 403.1.2. Such areas shall be marked with signs approved by the *Fire Code Official*.

Section 7. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 05, section 512.0504.

Article 12: San Diego Wildland-Urban Interface Code

Division 05: Special Building Construction Regulations

§512.0504 Ignition-Resistant Construction

- (a) Local Addition. Section 504.2.3, Drip Edge Flashing, is added as follows:

When drip edge flashing is used at the free edges of roofing materials, it must be non-combustible.

- (b) Local Addition. Section 504.8.3, Vinyl Window Reinforcing, is added as follows:

Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of American Architectural Manufacture's Association (AAMA)/ Window and Door Manufacture's Association (WDMA)/Canadian Standards Association (CSA) 101/I.S.2/A440-22 structural requirements.

Section 8. That Chapter 5 of the San Diego Municipal Code is amended by adding Article 12, Division 06, sections 512.0601, 512.0603, 512.0604, 512.0605, and 512.0608.

Article 12: San Diego Wildland-Urban Interface Code

Division 06: Fire Protection Requirements

§512.0601 General

- (a) Local Amendment. Section 601.3, Definitions, is amended to read as follows:

Where used in Chapter 5, Article 12, Division 06 of the San Diego Municipal Code and Chapter 6 of the California WUI Code, the terms listed below shall be defined as follows:

Defensible space means the buffer that a *responsible person* is required to create or maintain on property between a *structure* and the plants, brush, and trees or other items surrounding the *structure* that could ignite in the event of a fire.

Fuel modification zone means a strip of land where combustible *vegetation* has been thinned or modified, or both, and may be partially or totally replaced with approved fire-smart or irrigated plants, or both, to provide an acceptable level of risk from *vegetation* fires. Fuel modification reduces the radiant and convective heat on a *structure* and provides valuable *defensible space* for firefighters to make an effective stand against an approaching fire front.

Hazardous fire area means any land which is covered with native and naturalized *vegetation* including grass, grain, brush or forest, whether privately or publicly owned, or which is so situated or is of such inaccessible location that a fire originating upon such land would result an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

Public nuisance means the existence of dry and drying weeds, rubbish and waste material on property, lands, or premises which are dangerous or

injurious to that or neighboring property, lands, or premises and which are detrimental to the welfare of the occupants or residents of the vicinity.

Responsible person has the same meaning as set forth in Chapter 1, Article 1, Division 2 of the San Diego Municipal Code, including any person or entity who owns or who is legally obligated to maintain a *structure*.

Structure means any habitable building designed primarily for human occupancy including for residential, commercial, educational, and industrial uses and accessory buildings adjacent thereto that form a means of transmitting fire to the habitable building.

Vegetation means all plants, including trees, shrubs, grass, and perennial or annual plants.

§512.0603 Vegetation Plan

- (a) Local Amendment. Section 603.2, Application, is amended to read as follows:

All new plantings of *vegetation* in *Wildland-Urban Interface Areas* within the City of San Diego shall comply with sections 603.3 through 603.5 and the Landscape Regulations set forth in Chapter 14, Article 2, Division 04 of the San Diego Municipal Code.

- (b) Local Amendment. Section 603.3, Landscape Plans, is amended to read as follows:

Landscape plans shall be provided for any new construction of, or additions to *structures* located in or adjacent to a *hazardous fire area* or when required by the *Fire Code Official*. The landscape plan shall include development and maintenance requirements for the *fuel modification*

zones adjacent to *structures* and roadways and provide significant fire hazard reduction benefits for public and firefighting safety.

Exception. Landscape plans are not required where it is determined by the *Fire Code Official* that the establishment of *fuel modification zones* is not necessary based on lot size, configuration, or proximity to hazardous *vegetation*.

- (c) Local Amendment. Section 603.3.1, Contents, is amended to read as follows:

Landscape plans shall contain the following:

- (1) delineation of the 5-foot (1524 mm), 30-foot (9144 mm) and 100-foot (30 480 mm) *fuel modification zones* from all *structures*;
- (2) identification of existing *vegetation* to remain and proposed new *vegetation*;
- (3) identification of irrigated areas;
- (4) a plant legend with both botanical and common names, and identification of all plant material symbols;
- (5) identification of ground coverings within the 30-foot (9144 mm) *fuel modification zone*;
- (6) identification of all hardscapes within the 100-foot (30 480 mm) *fuel modification zone* from all *structures*; and
- (7) identification of all slope grade breaks between *fuel modification zones*: 0-20%, 20-40%, and over 40%.

- (d) Local Amendment. Section 603.4.1, Shrubs, is amended to read as follows:

All new plantings of shrubs shall comply with the following:

- (1) Shrubs shall not exceed 4 feet (1219 mm) in height in Zone 1 and 6 feet (1829 mm) in height in Zone 2, as described in Table 603.5;
- (2) Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm);
- (3) Shrub groupings shall be separated from other groupings by a minimum of 15 feet (4572 mm) or as required by Table 604.3.6 (1), whichever is greater;
- (4) Shrub groupings shall be separated from *structures* by a minimum of 30 feet (9144 mm); and
- (5) Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.

(e) Local Amendment. Section 603.4.2, Trees, is amended to read as follows:

The *responsible person* shall manage trees as follows within the 30-foot *fuel management zone* (9144 mm) of a *structure*:

- (1) New trees shall be planted and maintained so that each tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible *structure*; and
- (2) The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm) or as required by Table 604.3.6 (1), whichever is greater; and

- (3) All portions of trees, other than the trunk, which extend within 10 feet (3048 mm) of a *structure* or the outlet of any chimney, must be cut back.
- (f) Local Addition. Section 603.5, *Fuel Modification Zone* Requirements, is added as follows:
- Where required by section 603.3, the landscape plans shall identify and establish *fuel modification zones*. The building or development permit must include legally binding covenants, conditions, and restrictions, designating the *fuel modification zones* and property owner or community maintenance responsibilities.
- (1) The standard fuel modification area is 100 feet (30 480 mm) in width, measured out horizontally from the *structure* in all directions on the site and is comprised of three distinct zones. The width of each zone shall be established according to Table 603.5.
 - (2) The *Fire Code Official* may increase the *fuel modification zone* beyond the 100-foot (30 480 mm) minimum if fuel or topography or both are determined to increase the fire hazard severity, and when required, based on a fire protection plan. Any increase to the *fuel modification zone* beyond the 100-foot minimum shall comply with all applicable local, state, and federal laws and regulations governing environmentally sensitive lands.
 - (3) The *fuel modification zones* must be established and maintained on the subject property, unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to

establish and maintain the required *fuel modification zone(s)* on the adjacent property.

- (4) The *fuel modification zones* shall extend for a distance not less than 100 feet (30 480 mm) from all portions of the *structure* to provide an effective fire break between all *structures* and contiguous areas of native or naturalized *vegetation*. Where a minimum of 100 feet (30 480 mm) cannot be provided, an applicant may request approval of alternative compliance if all the following conditions exist:
 - (A) The proposed alternative compliance provides sufficient *defensible space* between all *structures* on the premises and contiguous areas of native or naturalized *vegetation* as demonstrated to the satisfaction of the *Fire Code Official* based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development;
 - (B) The proposed alternative compliance includes additional mitigation efforts to building construction or other site modifications to address the lack of *defensible space*; and
 - (C) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

- (5) The *Fire Code Official* may require *fuel modification zones* to be established for existing structures or previously established *fuel modification zones* to be modified in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists based on current conditions related to fuels, slope, new development, or other hazardous conditions as determined by the *Fire Code Official*.
- (6) The height, area, and spacing requirements for *vegetation* in a *fuel modification zone* shall comply with Tables 604.3.6 (1) and 604.3.6 (2).
- (7) *Fuel modification zones* shall be maintained at all times in accordance with section 604.3.

Table 603.5
Fuel Modification Zone Width Requirements

Fuel Modification Zone (FMZ)	Distance From Structure
Zone 0	0 – 5 feet
Zone 1	5 – 30 feet
Zone 2	30 – 100 feet
Zone 3 ^a	100 – 200 feet

a. Where required by section 603.5 (2) the *Fire Code Official* may require an additional 100' for a total *fuel modification zone* of 200'

- (g) Local Addition. Section 603.5.1, Fuel Modification of Combustible *Vegetation* from Sides of Roadways, is added as follows:
- The *Fire Code Official* may require a *responsible person* to modify combustible *vegetation* in the area within 20 feet (6096 mm) from each

side of a public or private road adjacent to the property to establish a *fuel modification zone*.

§512.0604 Maintenance of Defensible Space

- (a) Local Amendment. Section 604.1, General, is amended to read as follows:

A responsible person shall manage vegetation and fuels to reduce the severity of potential exterior wildfire exposure to structures and to reduce the risk of fire spreading to structures, as required by applicable laws and regulations.

- (b) Local Amendment. Section 604.2, Application, is amended to read as follows:

Structures located within Wildland-Urban Interface Areas shall maintain the required vegetation and fuel management.

- (c) Local Amendment. Section 604.3, Requirements, is amended to read as follows:

A responsible person shall maintain vegetation and fuel around all structures in accordance with the following laws and regulations;

- (1) Public Resources Code section 4291;
- (2) California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, section 1299.03;
- (3) California Government Code section 51182; and
- (4) California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.

(d) Local Addition. Section 604.3.1, *Defensible Space Fuel Modification*

Zones, is added as follows:

- (1) A *responsible person* shall at all times maintain a *defensible space* zone(s) around a *structure* within a *Wildland-Urban Interface Area* by removing, clearing, or modifying combustible *vegetation* and other flammable materials from areas within 100 feet (30 480 mm) from all portions of any *structure*. When a *structure* is setback less than 100 feet (30 480 mm) from the property line, a *defensible space fuel modification zone* shall be maintained in the area between the *structure* and the property line.
- (2) Distances may be increased by the *Fire Code Official* because of a site-specific analysis, based on local conditions or, when required, based on a fire protection plan.

(e) Local Addition. Section 604.3.2, *Zone 0 Requirements*, is added as follows:

Zone 0 is the area immediately adjacent to the exterior wall surface or patio, deck, or attachment to *structures* extending 5 feet (1524 mm) on a horizontal plane. Zone 0 requirements shall apply to all new *structures* applying for a building permit on or after the effective date of this Ordinance, and shall apply to existing *structures* one year after the Ordinance effective date. A compliance plan may be established to allow sufficient time for *structures* to fully comply with these regulations. The requirements within Zone 0 are as follows:

- (1) No landscape materials that are likely to be ignited by embers are

permitted within Zone 0. This includes ornamental or native plants, shrubs, fallen leaves and tree needles, weeds, and combustible mulches including bark and woodchips; and

- (2) No items that are likely to be ignited by embers are permitted within Zone 0, including combustible boards, timbers, firewood, petroleum-based products, window boxes, and trellises. The *responsible person* shall keep the roof and rain gutters clear of leaves and needles. The area under decks, balconies, and stairs shall be kept free from *vegetation* and combustible items.

- (f) Local Addition. Section 604.3.3, Zone 1 Requirements, is added as follows:

Zone 1 is the area immediately adjacent to Zone 0 and extends out in a horizontal plane from the *structure*. Zone 1 shall typically consist of pavement and permanently irrigated ornamental planting. All *vegetation* shall be well watered and well maintained by the *responsible person*. The requirements within Zone 1 are as follows:

- (1) *Vegetation* within Zone 1 shall be primarily low-growing and less than 4 feet (1219 mm) in height except for trees; and
- (2) The *responsible person* shall remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles from Zone 1; and
- (3) Trees within Zone 1 shall be located away from *structures* a minimum distance of 10 feet (3048 mm) as measured from the drip

line of the tree at maturity to the roofline of a *structure* or chimney or stovepipe outlet; and

- (4) Exposed firewood piles shall be relocated outside of Zone 1 unless they are completely enclosed in a fire-resistant material; and
- (5) Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet (1524 mm) of Zone 0 or to the property line, whichever is closer. Plants within this transitional zone shall not be greater than 2 feet (610 mm) in height.

- (g) Local Addition. Section 604.3.4, Zone 2 Requirements, is added as follows:

Zone 2 is the area immediately adjacent to Zone 1 extending out in a horizontal plane from the *structure*. The *responsible person* shall comply with the requirements within Zone 2 as follows:

- (1) Annual grasses and forbs shall be cut down to a maximum height of 4 inches (102 mm);
Exception: Grass may be maintained up to 18 inches (457 mm) in height on slopes where it is necessary to stabilize the soil and prevent erosion.
- (2) Dead and dying woody surface fuels and aerial fuels shall be removed; except loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches (76 mm);
- (3) All exposed wood piles must have a minimum of 10 feet

(3048 mm) of clearance, down to bare mineral soil, in all directions;

- (4) Horizontal and vertical spacing among shrubs and trees must follow the spacing guidelines in Table 604.3.6 (1);
- (5) Approximately 50% of the plants over 24 inches (610 mm) in height shall be cut and cleared to a height of 6 inches (125 mm) to achieve the spacing required in Table 604.3.6 (1).
- (6) Ground cover or shrubs that are less than 24 inches (610 mm) in height can be maintained in mosaic groupings of up to 400 square feet (37 square meters). Groupings shall be separated by a minimum of 10 feet (3048 mm); and
- (7) All plants remaining after 50% are reduced in height shall be pruned to reduce fuel loading. Non-native plants shall be pruned before native plants are pruned.

- (h) Local Addition, Section 604.3.5, Zone 3 Requirements, is added as follows:

Zone 3, when applicable, is considered a thinning zone and is any *fuel modification zone* greater than 100 feet (30 480 mm) from a *structure*.

When provided, either by conditions of development or where required by the *Fire Code Official*, the amount of fuel reduction and removal shall take into consideration the type and density of fuels, aspects, topography, weather patterns, and fire history. Typical fuel reduction in Zone 3 is 50% thinning between 100 and 150 feet from the *structure* and 30% thinning between 150 and 200 feet from the *structure*.

- (i) Local Addition. Section 604.3.6, Spacing and Separation Requirements, is added as follows:

The height, area and spacing of trees, shrubs, and other *vegetation* shall be in accordance with Tables 604.3.6 (1) and 604.3.6 (2).

Table 604.3.6 (1)

<u>Plant Spacing Requirements</u>		
<u>Trees</u>	<u>Minimum horizontal space from edge of one tree canopy to the edge of the next tree canopy</u>	
	<u>Slope</u>	<u>Spacing</u>
	<u>0% to 20%</u>	<u>10 feet</u>
	<u>20% to 40%</u>	<u>20 feet</u>
	<u>Greater than 40%</u>	<u>30 feet</u>
<u>Shrubs</u>	<u>Minimum horizontal space between edges of shrub</u>	
	<u>Slope</u>	<u>Spacing</u>
	<u>0% to 20%</u>	<u>2 times the height of the shrub</u>
	<u>20% to 40%</u>	<u>4 times the height of the shrub</u>
	<u>Greater than 40%</u>	<u>6 times the height of the shrub</u>
<u>Vertical Space</u>	<u>Minimum vertical space between top of shrub and bottom of lower tree branches:</u>	
	<u>3 times the height of the shrub</u>	

Table 604.3.6(2)

Vegetation Height and Area Requirements

Type of Vegetation	Zone	Maximum Height	Maximum Area /Diameter	% of Slope / Minimum Horizontal Spacing
Ground Cover	1 & 2	12-inches	Not Applicable	Not Applicable
Mosaic Grouping of Ground Cover (GC)	1	18-inches	Groupings shall not exceed 200 sq. ft. without minimum spacing to next grouping	Table 604.3.6 (1)
	2	24-inches	Groupings shall not exceed 400 sq. ft. without minimum spacing to next grouping	Table 604.3.6 (1)
Single Shrub	1	4 feet (2 feet within Zone 1 Transitional area)	4-foot diameter	Table 604.3.6 (1)
	2	6-feet	4-foot diameter	Table 604.3.6 (1)
Grouping of shrubs	1	Not Allowed	Not Applicable	Not Applicable
	2	4-feet	Groupings shall not exceed 100 sq. ft. without minimum spacing to next grouping	Table 604.3.6 (1)
Single Tree	1	Not Applicable	Tree canopy at full maturity not allowed within 10 feet of any structure	Table 604.3.6 (1)
	2	Not Applicable	Not Applicable	Table 604.3.6 (1)

(j) Local Addition. Section 604.3.7, Public Nuisance, is added as follows:

Any condition caused, maintained, or permitted to exist in violation of any

provision of this code which constitutes a threat to public health, safety, and welfare may be deemed a public nuisance and may be abated by the City under the procedures set forth in San Diego Municipal Code, Chapter 1, Article 2, Divisions 06 and 07 and Chapter 5, Article 4, Division 02.

(k) Local Addition. Section 604.3.8, Vacant Lots, is added as follows:

- (1) The *responsible person* shall remove trash, rubbish, debris, and other combustible materials, including weeds, which create a fire or safety hazard, from the property.
- (2) The *responsible person* shall clear properties of one acre or less of weeds and other combustible *vegetation* or materials in their entirety.
- (3) Properties larger than one acre:
 - (A) shall have a minimum of 30 feet (9144 mm) of clearance from the property lines that abut improved properties; and
 - (B) shall have a minimum of 100 feet (30 480 mm) of clearance from *structures* on adjacent properties.
- (4) Clearance Requirements:
 - (A) Clearance of properties shall be accomplished by methods that will not disturb native soil or rootstock such as mowing or trimming. Cuttings may be mulched and left on top of the soil to a maximum depth of 3 inches (76 mm) or may be hauled to an approved landfill site; and
 - (B) Annual grasses and weeds shall not exceed a height of 4 inches (102 mm) or less; and

- (C) The *responsible person* shall remove all dead or dry plants, shrubs, weeds, leaves, and pine needles; and
 - (D) Minimum vertical space between the top of shrubs and the bottom of lower tree branches shall be three times the height of the shrub (branches shall be no less than 6 feet above the ground); and
 - (E) Areas within 100 feet (30 480 mm) of a *structure* must be maintained in accordance with section 604.3.4.
- (I) Local Addition. Section 604.3.9, Designated Evacuation Roadways, is added as follows:
- Responsible person* shall provide *vegetation* management along City-designated evacuation roadways. *Vegetation* management shall consist of clearing, modifying, or both clearing and modifying, 20 feet on each side of designated roadways. *Vegetation* management includes:
- (1) maintaining grass to a maximum height of 4 inches;
 - (2) removing all *vegetation* that is not fire-smart;
 - (3) removing invasive species;
 - (4) removing all dead plants, shrubs, and weeds;
 - (5) removing dead or dry leaves and pine needles;
 - (6) trimming tree canopies and branches so that they do not extend over any portion of the roadway; and
 - (7) maintaining minimum vertical space between the top of shrubs and the bottom of lower tree branches to three times the height of the shrub. Branches shall be no less than six feet above the ground.

(m) Local Addition. Section 604.3.10, Prescribed Herbivory, is added as follows:

- (1) Where specifically authorized by the *Fire Code Official*, goats may be used for brush management on privately owned land.
- (2) At least 10 business days prior to using goats for brush management, the property owner shall apply to the Fire Rescue Department for a permit.

§512.0605 Spark Arrestors

Local Amendment. Section 605.1, General, is amended to read as follows:

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances, or other burning equipment or device in which solid or liquid fuel is used, shall be provided with a spark arrestor. Spark arrestors 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 1/2 inch (12.7 mm).

§512.0608 Building Siting and Setbacks

(a) Local Amendment. Section 608.2, General, is amended to read as follows:

All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided in section 608.2.1 and section 608.2.2.

(b) Local Amendment. Section 608.2.1, Setback Reduction, is amended to read as follows:

A reduction in the minimum setback shall be based upon practical reasons, which include parcel dimensions or size, topographic limitations, development density requirements or other development patterns that

promote low-carbon emission outcomes, sensitive habitat, or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating features such as:

- (1) noncombustible block walls or fences;
- (2) noncombustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the *structure*;
- (3) hardscape landscaping;
- (4) a reduction of exposed windows on the side of the *structure* with setback less than 30 feet (9144 mm);
- (5) increased fire resistance rating of walls and openings; or
- (6) the most protective requirements in Chapter 5 of the California WUI Code.

(c) Local Addition. Section 608.2.2, Setback from Slope, is added as follows:

Where a slope has a gradient exceeding 4:1 (25%) or steeper and 50 feet (4572 mm) in vertical height or higher, the following setbacks shall apply:

- (1) Single-story *structures* shall be setback a minimum of 15 feet (4572 mm) horizontally from top of slope to the farthest projection from the *structure*.
- (2) *Structures* with two or more stories, or single-story structures where plate height exceeds 12 feet (3658 mm) above grade shall be setback a minimum of 30 feet (9144 mm) horizontally from top of slope to the farthest projection from the *structure*. The following exceptions shall apply:
 - (A) *Structures* constructed with a noncombustible exterior wall


adjacent to the slope, no openings adjacent to the slope, no combustible attachments to the exterior wall adjacent to the slope, and no roof eaves adjacent to the slope.

- (B) There exists no open wildland fuel area directly adjacent to the *structure*, and the slope is directly adjacent to developed parcels with fuel management principles in place.
- (C) The *Fire Code Official* determines that a significant hazard does not exist.

Section 9. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 10. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: HEATHER FERBERT, City Attorney

By 
Erin D. Kilcoyne
Deputy City Attorney

EDK:jdf:amt
10/22/2025
01/07/2026 COR. COPY
01/08/2026 COR. COPY 2
Or.Dept: SDFD
Doc. No. 4138388_4

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
JAN 13 2026.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 1/29/26
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 5 OF THE
SAN DIEGO MUNICIPAL CODE BY ADDING NEW ARTICLE
12, DIVISION 00, SECTIONS 512.0001, 512.0002, 512.0003,
AND 512.0004; ADDING DIVISION 01, SECTIONS 512.0101,
512.0103, 512.0104, 512.0108, 512.0109, AND 512.0112;
ADDING DIVISION 02, SECTION 512.0202; ADDING
DIVISION 03, SECTION 512.0302; ADDING DIVISION 04,
SECTION 512.0403; ADDING DIVISION 05, SECTION
512.0504; AND ADDING DIVISION 06, SECTIONS 512.0601,
512.0603, 512.0604, 512.0605, AND 512.0608, ALL RELATING
TO THE ADOPTION OF THE 2025 CALIFORNIA
WILDLAND-URBAN INTERFACE CODE AND CREATION
OF THE SAN DIEGO WILDLAND-URBAN INTERFACE
CODE.

Chapter 5: Public Safety, Morals and Welfare

Article 12: San Diego Wildland-Urban Interface Code

Division 00: Adoption of the 2025 California Wildland-Urban Interface Code

§512.0001 Adoption of the 2025 California Wildland-Urban Interface Code, Purpose and Intent, and Administrative Provisions.

Except as otherwise provided in this Article, the California Wildland-Urban Interface Code, designated in California Code of Regulations, Title 24, Part 7, 2025 Edition, published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the 2024 Edition of the International Wildland-Urban Interface Code published by the International Code Council not included in the California Building Standards

Code, and any reasonably necessary modifications and changes, are hereby adopted as the San Diego Wildland-Urban Interface Code. A copy of the California Wildland-Urban Interface Code (2025 Edition) is on file in the Office of the City Clerk as Document No. OO-_____.

- (a) Collectively, the California Wildland-Urban Interface Code (2025 Edition), and the portions of the International Wildland-Urban Interface Code (2024 Edition) not included in the California Building Standards Code are referred to in this Article as the 2025 California Wildland-Urban Interface Code.
- (b) This Article of the San Diego Municipal Code sets forth (1) the portions of the 2025 California Wildland-Urban Interface Code that the City has not adopted in the San Diego Wildland-Urban Interface Code, (2) the portions of the 2025 California Wildland-Urban Interface Code that the City has amended and adopted in the San Diego Wildland-Urban Interface Code, and (3) the portions of the San Diego Wildland-Urban Interface Code that were adopted as Local Additions that augment the 2025 California Wildland-Urban Interface Code. Text is included within this Article of the San Diego Municipal Code only where the City has not adopted or has amended the 2025 California Wildland-Urban Interface Code, or has adopted Local Additions that augment the 2025 California Wildland-Urban Interface Code. Otherwise, under subsection (a) of section 512.0001, all portions of the 2025 California Wildland-Urban Interface Code are adopted in full.

- (c) In order to easily locate various sections of the 2025 California Wildland-Urban Interface Code contained within this Article 12, the numbering system of the Divisions within Chapter 5, Article 12 reflects the corresponding numbering system of the 2025 California Wildland-Urban Interface Code. For example, section 603 of the 2025 California Wildland-Urban Interface Code is reflected in Chapter 5, Article 12, Division 06, as section 512.0603. Also, sections within the 2025 California Wildland-Urban Interface Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. For example, section 603.3.1 of the 2025 California Wildland-Urban Interface Code will also be cited as California Wildland-Urban Interface Code section 603.3.1 within the text of the San Diego Municipal Code.
- (d) Where the City has adopted an entire chapter of the 2025 California Wildland-Urban Interface Code without any local amendments, additions or deletions, the corresponding Division number within Chapter 5, Article 12 is "reserved."
- (e) Any reference within the San Diego Wildland-Urban Interface Code to the "C.B.C." or "California Building Code" shall refer to those provisions of the California Building Code as adopted by Chapter 14, Article 5 of the San Diego Municipal Code.
- (f) Any reference within the San Diego Wildland-Urban Interface Code to the "C.F.C." or "California Fire Code" shall refer to those provisions of the

California Fire Code as adopted by Chapter 5, Article 11 of the San Diego
Municipal Code.

§512.0002 **Portions of the 2025 California Wildland-Urban Interface Code Not Adopted**

The following sections or sub-sections of the 2025 California Wildland-Urban
Interface Code are not adopted:

- (a) Section 103;
- (b) Sections 104.7.1 through 104.7.5;
- (c) Appendix A through E; and
- (d) Appendix H through I.

§512.0003 **Local Amendments to the 2025 California Wildland-Urban Interface Code
Adopted by the City of San Diego**

The following sections or sub-sections of the 2025 California Wildland-Urban
Interface Code are amended by this Article:

- (a) Chapter 1, Section 101.1, Title;
- (b) Chapter 1, Section 104.7, Official Records;
- (c) Chapter 1, Section 108.2, Fee Schedule;
- (d) Chapter 1, Section 109.3.7, Violation Penalties;
- (e) Chapter 1, Section 112.1, Board of Building Appeals and Advisors;
- (f) Chapter 2, Section 202, General Definitions;
- (g) Chapter 2, Section 403.2.2, Road Signs;
- (h) Chapter 6, Section 601.3, Definitions;
- (i) Chapter 6, Section 603.2, Application;
- (j) Chapter 6, Section 603.3, Landscape Plans;
- (k) Chapter 6, Section 603.3.1, Contents;

- (l) Chapter 6, Section 603.4.1, Shrubs;
- (m) Chapter 6, Section 603.4.2, Trees;
- (n) Chapter 6, Section 604.1, General;
- (o) Chapter 6, Section 604.2, Application;
- (p) Chapter 6, Section 604.3, Requirements;
- (q) Chapter 6, Section 605.1, Spark Arrestors;
- (r) Chapter 6, Section 608.2, General; and
- (s) Chapter 6, Section 608.2.1, Setback Reduction.

§512.0004 Local Additions to the 2025 California Wildland-Urban Interface Code Adopted by the City

The following sections or sub-sections are adopted as Local Additions to the 2025 California Wildland-Urban Interface Code:

- (a) Chapter 3, Section 302.1.1, Adoption of Fire Hazard Severity Zones;
- (b) Chapter 5, Section 504.2.3, Drip Edge Flashing;
- (c) Chapter 5, Section 504.8.3, Vinyl Window Reinforcing;
- (d) Chapter 6, Section 603.5, Fuel Modification Zone Requirements;
- (e) Chapter 6, Section 603.5.1, Fuel Modification of Combustible Vegetation from Sides of Roadways;
- (f) Chapter 6, Section 604.3.1, Defensible Space Fuel Modification Zones;
- (g) Chapter 6, Section 604.3.2, Zone 0 Requirements;
- (h) Chapter 6, Section 604.3.3, Zone 1 Requirements;
- (i) Chapter 6, Section 604.3.4, Zone 2 Requirements;
- (j) Chapter 6, Section 604.3.5, Zone 3 Requirements;

- (k) Chapter 6, Section 604.3.6, Spacing and Separation Requirements;
- (l) Chapter 6, Section 604.3.7, Public Nuisance;
- (m) Chapter 6, Section 604.3.8, Vacant Lots;
- (n) Chapter 6, Section 604.3.9, Designated Evacuation Roadways;
- (o) Chapter 6, Section 604.3.10, Prescribed Herbivory; and
- (p) Chapter 6, Section 608.2.2, Setback from Slope.

Division 01: Administration

§512.0101 California Wildland-Urban Interface Code, Chapter 1 - Administration

Local Amendment. Section 101.1, Title, is amended to read as follows:

This code, which is a portion of the San Diego Municipal Code (SDMC), shall be known as the “San Diego Wildland-Urban Interface Code,” (San Diego WUI Code) and whenever the word “code” is used in this code it shall mean the San Diego WUI Code.

§512.0103 California Wildland-Urban Interface Code, Chapter 1 - Code Compliance Agency

Not Adopted. Section 103, Code Compliance Agency, is not adopted.

§512.0104 California Wildland-Urban Interface Code, Chapter 1 - Duties and Powers of the Code Official

- (a) Local Amendment. Section 104.7, Official Records, is amended to read as follows:

Any records associated with this Article shall be retained in accordance with the retention periods set forth in the City’s Master Records Schedule on file with the City Clerk and in compliance with local, state, and federal laws.

(b) Not Adopted. Sections 104.7.1 through 104.7.5 are not adopted.

§512.0108 California Wildland-Urban Interface Code, Chapter 1 - Fees

Local Amendment. Section 108.2, Fee Schedule, is amended to read as follows:

Fees shall be charged to recover the cost related to the issuance of permits and associated inspections, or other inspections or activities as deemed necessary by the Fire Code Official to determine the extent of compliance with the provisions of this code, in accordance with the User Fee Schedule adopted by City Council.

§512.0109 California Wildland-Urban Interface Code, Chapter 1 - Inspection and Enforcement

(a) Local Amendment. Section 109.3.7, Violation Penalties, is amended to read as follows:

(1) Civil Penalties.

(A) Any person who commits, causes, or maintains a violation of the San Diego WUI Code shall be subject to administrative citations and civil penalties, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code. The fines for such violations shall be determined in accordance with the User Fee Schedule adopted by City Council.

(B) The imposition of civil penalties shall not be deemed a waiver of the City's right to seek any other remedy available at law or in equity, up to and including criminal prosecution.

(2) Criminal Penalties.

(A) Any person who violates any provision of the San Diego WUI Code, or any order, rule, or regulation made pursuant to the code, is guilty of a misdemeanor, in accordance with the authority granted by California Health and Safety Code section 13112, as set forth in Chapter 1, Article 2 of the San Diego Municipal Code.

(B) Each day that a violation of any provision of this code or any order of the Fire Code Official continues shall be deemed a separate and distinct offense.

(3) Abatement and Cost Recovery

(A) In addition to the penalties provided in this chapter, the Fire Code Official may seek legal or equitable relief to compel compliance. If any person fails or refuses to correct or eliminate a fire or life hazard after receiving a written order from the Fire Code Official, the City may cause the hazard to be abated in compliance with San Diego Municipal Code, Chapter 1, Article 2.

(B) All costs incurred by the City in the abatement of a fire or life hazard, as set forth in Chapter 1, Article 2, may be recovered from the person in violation.

§512.0112 California Wildland-Urban Interface Code, Chapter 1 – Means of Appeals
Local Amendment. Section 112.1, Board of Building Appeals and Advisors, is
amended to read as follows:

When a question involving the interpretation of the intent and purpose of any provisions of the San Diego WUI Code or the suitability of alternate materials and types of construction is presented to the code official, the code official may request the Board of Building Appeals and Advisors to investigate such matters under the procedures established in section 111.0207 of the San Diego Municipal Code regarding building inspection. The request for Board of Building Appeals and Advisors action shall be made pursuant to section 111.0207(d).

Division 02: Definitions

§512.0202 General Definitions

Local Amendment. *Fire Code Official* means the Fire-Rescue Chief of the City of San Diego, or any member of the Fire-Rescue Department designated by the Fire-Rescue Chief to carry out the provisions of this Article.

Local Amendment. *Wildland-Urban Interface Area* means a geographical area identified by the State as a “Fire Hazard Severity Zone” in accordance with Public Resources Code sections 4201 through 4204 and California Government Code sections 51175 through 51189, and other areas designated by the City of San Diego Fire-Rescue Department to be at significant risk from wildfires.

Division 03: Wildland-Urban Interface Areas

§512.0302 Wildland-Urban Interface Area Designations

Local Addition. Section 302.1.1, Adoption of Fire Hazard Severity Zones, is added as follows:

The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the State Fire Marshal, as Very High Fire Hazard

Severity Zones, and includes additional areas on a map titled, "City of San Diego Fire Hazard Severity Zone Map," on file with the City Clerk as Document No. OO-21992, effective August 30, 2025.

Division 04: Wildland-Urban Interface Area Requirements

§512.0403 Access

(a) Local Amendment. Section 403.2.2, Road Signs, is amended to read as follows:

- (1) Newly constructed or approved roads, including naming and signage, must comply with Chapter 12, Article 5, Division 11 of the San Diego Municipal Code and the City's Land Development Manual. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering.
- (2) During Red Flag Warnings or Fire Weather Watch conditions, the Fire Code Official or their designee may prohibit street parking, so a wider pathway is available to support rapid evacuation when side-street parking narrows the road to a smaller width than is required by section 403.1.2. Such areas shall be marked with signs approved by the Fire Code Official.

Division 05: Special Building Construction Regulations

§512.0504 Ignition-Resistant Construction

(a) Local Addition. Section 504.2.3, Drip Edge Flashing, is added as follows:

When drip edge flashing is used at the free edges of roofing materials, it must be non-combustible.

- (b) Local Addition. Section 504.8.3, Vinyl Window Reinforcing, is added as follows:

Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of American Architectural Manufacture's Association (AAMA)/Window and Door Manufacture's Association (WDMA)/Canadian Standards Association (CSA) 101/I.S.2/A440-22 structural requirements.

Division 06: Fire Protection Requirements

§512.0601 General

- (a) Local Amendment. Section 601.3, Definitions, is amended to read as follows:

Where used in Chapter 5, Article 12, Division 06 of the San Diego Municipal Code and Chapter 6 of the California WUI Code, the terms listed below shall be defined as follows:

Defensible space means the buffer that a *responsible person* is required to create or maintain on property between a *structure* and the plants, brush, and trees or other items surrounding the *structure* that could ignite in the event of a fire.

Fuel modification zone means a strip of land where combustible *vegetation* has been thinned or modified, or both, and may be partially or totally replaced with approved fire-smart or irrigated plants, or both, to provide an

acceptable level of risk from vegetation fires. Fuel modification reduces the radiant and convective heat on a structure and provides valuable defensible space for firefighters to make an effective stand against an approaching fire front.

Hazardous fire area means any land which is covered with native and naturalized vegetation, including grass, grain, brush or forest, whether privately or publicly owned, or which is so situated or is of such inaccessible location that a fire originating upon such land would result an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

Public nuisance means the existence of dry and drying weeds, rubbish and waste material on property, lands, or premises which are dangerous or injurious to that or neighboring property, lands, or premises and which are detrimental to the welfare of the occupants or residents of the vicinity.

Responsible person has the same meaning as set forth in Chapter 1, Article 1, Division 2 of the San Diego Municipal Code, including any person or entity who owns or who is legally obligated to maintain a structure.

Structure means any habitable building designed primarily for human occupancy including for residential, commercial, educational, and industrial uses, and accessory buildings adjacent thereto that form a means of transmitting fire to the habitable building.

Vegetation means all plants, including trees, shrubs, grass, and perennial or annual plants.

§512.0603 **Vegetation Plan**

- (a) Local Amendment. Section 603.2, Application, is amended to read as follows:

All new plantings of *vegetation in Wildland-Urban Interface Areas* within the City of San Diego shall comply with sections 603.3 through 603.5 and the Landscape Regulations set forth in Chapter 14, Article 2, Division 04 of the San Diego Municipal Code.

- (b) Local Amendment. Section 603.3, Landscape Plans, is amended to read as follows:

Landscape plans shall be provided for any new construction of, or additions to *structures* located in or adjacent to a *hazardous fire area* or when required by the *Fire Code Official*. The landscape plan shall include development and maintenance requirements for the *fuel modification zones* adjacent to *structures* and roadways and provide significant fire hazard reduction benefits for public and firefighting safety.

Exception. Landscape plans are not required where it is determined by the *Fire Code Official* that the establishment of *fuel modification zones* is not necessary based on lot size, configuration, or proximity to hazardous *vegetation*.

- (c) Local Amendment. Section 603.3.1, Contents, is amended to read as follows:

Landscape plans shall contain the following:

- (1) delineation of the 5-foot (1 524 mm), 30-foot (9144 mm) and 100-foot (30 480 mm) *fuel modification zones* from all structures;
 - (2) identification of existing *vegetation* to remain and proposed new *vegetation*;
 - (3) identification of irrigated areas;
 - (4) a plant legend with both botanical and common names, and identification of all plant material symbols;
 - (5) identification of ground coverings within the 30-foot (9144 mm) *fuel modification zone*;
 - (6) identification of all hardscapes within the 100-foot (30 480 mm) *fuel modification zone* from all structures; and
 - (7) identification of all slope grade breaks between *fuel modification zones*: 0-20%, 20-40%, and over 40%.
- (d) Local Amendment. Section 603.4.1, Shrubs, is amended to read as follows:
- All new plantings of shrubs shall comply with the following:
- (1) Shrubs shall not exceed 4 feet (1219 mm) in height in Zone 1 and 6 feet (1829 mm) in height in Zone 2, as described in Table 603.5;
 - (2) Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm);
 - (3) Shrub groupings shall be separated from other groupings by a minimum of 15 feet (4572 mm) or as required by Table 604.3.6
(1), whichever is greater;

- (4) Shrub groupings shall be separated from *structures* by a minimum of 30 feet (9144 mm); and
- (5) Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.
- (e) Local Amendment. Section 603.4.2, Trees, is amended to read as follows:

The *responsible person* shall manage trees as follows within the 30-foot *fuel management zone* (9144 mm) of a *structure*:

 - (1) New trees shall be planted and maintained so that each tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible *structure*; and
 - (2) The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm) or as required by Table 604.3.6 (1), whichever is greater; and
 - (3) All portions of trees, other than the trunk, which extend within 10 feet (3048 mm) of a *structure* or the outlet of any chimney, must be cut back.
- (f) Local Addition. Section 603.5, *Fuel Modification Zone Requirements*, is added as follows:

Where required by section 603.3, the landscape plans shall identify and establish *fuel modification zones*. The building or development permit must include legally binding covenants, conditions, and restrictions,

designating the *fuel modification zones* and property owner or community maintenance responsibilities.

- (1) The standard fuel modification area is 100 feet (30 480 mm) in width, measured out horizontally from the *structure* in all directions on the site and is comprised of three distinct zones. The width of each zone shall be established according to Table 603.5.
- (2) The *Fire Code Official* may increase the *fuel modification zone* beyond the 100-foot (30 480 mm) minimum if fuel or topography or both are determined to increase the fire hazard severity, and when required, based on a fire protection plan. Any increase to the *fuel modification zone* beyond the 100-foot minimum shall comply with all applicable local, state, and federal laws and regulations governing environmentally sensitive lands.
- (3) The *fuel modification zones* must be established and maintained on the subject property, unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required *fuel modification zone(s)* on the adjacent property.
- (4) The *fuel modification zones* shall extend for a distance not less than 100 feet (30 480 mm) from all portions of the *structure* to provide an effective fire break between all *structures* and contiguous areas of native or naturalized *vegetation*. Where a minimum of 100 feet (30,480 mm) cannot be provided, an

applicant may request approval of alternative compliance if all the following conditions exist:

- (A) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Code Official based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development;
- (B) The proposed alternative compliance includes additional mitigation efforts to building construction or other site modifications to address the lack of defensible space; and
- (C) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (5) The Fire Code Official may require fuel modification zones to be established for existing structures or previously established fuel modification zones to be modified in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists based on current conditions related to fuels, slope, new development, or other hazardous conditions as determined by the Fire Code Official.

- (6) The height, area, and spacing requirements for vegetation in a fuel modification zone shall comply with Tables 604.3.6 (1) and 604.3.6 (2).
- (7) Fuel modification zones shall be maintained at all times in accordance with section 604.3.

Table 603.5
Fuel Modification Zone Width Requirements

<u>Fuel Modification Zone (FMZ)</u>	<u>Distance From Structure</u>
<u>Zone 0</u>	<u>0 - 5 feet</u>
<u>Zone 1</u>	<u>5 - 30 feet</u>
<u>Zone 2</u>	<u>30 - 100 feet</u>
<u>Zone 3^a</u>	<u>100 - 200 feet</u>

- a. Where required by section 603.5(2) the Fire Code Official may require an additional 100' for a total fuel management zone of 200'.

- (g) Local Addition. Section 603.5.1, Fuel Modification of Combustible Vegetation from Sides of Roadways, is added as follows:

The Fire Code Official may require a responsible person to modify combustible vegetation in the area within 20 feet (6096 mm) from each side of a public or private road adjacent to the property to establish a fuel modification zone.

§512.0604 Maintenance of Defensible Space

- (a) Local Amendment. Section 604.1, General, is amended to read as follows:
- A responsible person shall manage vegetation and fuels to reduce the severity of potential exterior wildfire exposure to structures and to reduce the risk of fire spreading to structures, as required by applicable laws and

regulations.

- (b) Local Amendment. Section 604.2, Application, is amended to read as follows:

Structures located within the Wildland-Urban Interface Areas shall maintain the required vegetation and fuel management.

- (c) Local Amendment. Section 604.3, Requirements, is amended to read as follows:

A responsible person shall maintain vegetation and fuel around all structures in accordance with the following laws and regulations:

- (1) Public Resources Code section 4291;
- (2) California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, section 1299.03;
- (3) California Government Code section 51182; and
- (4) California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, section 3.07.

- (d) Local Addition. Section 604.3.1, Defensible Space Fuel Modification Zones, is added as follows:

- (1) A responsible person shall at all times maintain a defensible space zone(s) around a structure within a Wildland-Urban Interface Area by removing, clearing, or modifying combustible vegetation and other flammable materials from areas within 100 feet (30 480 mm) from all portions of any structure. When a structure is setback less than 100 feet (30 480 mm) from the property line, a defensible

space fuel modification zone shall be maintained in the area between the structure and the property line.

- (2) Distances may be increased by the Fire Code Official because of a site-specific analysis, based on local conditions or, when required, based on a fire protection plan.

- (e) Local Addition. Section 604.3.2, Zone 0 Requirements, is added as follows:

Zone 0 is the area immediately adjacent to the exterior wall surface or patio, deck, or attachment to structures extending 5 feet (1524 mm) on a horizontal plane. Zone 0 requirements shall apply to all new structures applying for a building permit on or after the effective date of this Ordinance, and shall apply to existing structures one year after the Ordinance effective date. A compliance plan may be established to allow sufficient time for structures to fully comply with these regulations. The requirements within Zone 0 are as follows:

- (1) No landscape materials that are likely to be ignited by embers are permitted within Zone 0. This includes ornamental or native plants, shrubs, fallen leaves and tree needles, weeds, and combustible mulches, including bark and woodchips; and
- (2) No items that are likely to be ignited by embers are permitted within Zone 0, including combustible boards, timbers, firewood, petroleum-based products, window boxes, and trellises. The responsible person shall keep the roof and rain gutters clear of

leaves and needles. The area under decks, balconies, and stairs shall be kept free from vegetation and combustible items.

- (f) Local Addition. Section 604.3.3, Zone 1 Requirements, is added as follows:

Zone 1 is the area immediately adjacent to Zone 0 and extends out in a horizontal plane from the structure. Zone 1 shall typically consist of pavement and permanently irrigated ornamental planting. All vegetation shall be well watered and well maintained by the responsible person. The requirements within Zone 1 are as follows:

- (1) Vegetation within Zone 1 shall be primarily low-growing and less than 4 feet (1219 mm) in height except for trees; and
- (2) The responsible person shall remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles from Zone 1; and
- (3) Trees within Zone 1 shall be located away from structures a minimum distance of 10 feet (3048 mm) as measured from the drip line of the tree at maturity to the roofline of a structure or chimney or stovepipe outlet; and
- (4) Exposed firewood piles shall be relocated outside of Zone 1 unless they are completely enclosed in a fire-resistant material; and
- (5) Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet (1524 mm) of Zone 0 or to the property line, whichever is closer. Plants within

this transitional zone shall not be greater than 2 feet (610 mm) in height.

- (g) Local Addition. Section 604.3.4, Zone 2 Requirements, is added as follows:

Zone 2 is the area immediately adjacent to Zone 1, extending out in a horizontal plane from the structure. The responsible person shall comply with the requirements within Zone 2 as follows:

- (1) Annual grasses and forbs shall be cut down to a maximum height of 4 inches (102 mm);

Exception: Grass may be maintained up to 18 inches (457 mm) in height on slopes where it is necessary to stabilize the soil and prevent erosion.

- (2) Dead and dying woody surface fuels and aerial fuels shall be removed; except loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches (76 mm);

- (3) All exposed wood piles must have a minimum of 10 feet (3048 mm) of clearance, down to bare mineral soil, in all directions;

- (4) Horizontal and vertical spacing among shrubs and trees must follow the spacing guidelines in Table 604.3.6 (1);

- (5) Approximately 50% of the plants over 24 inches (610 mm) in height shall be cut and cleared to a height of 6 inches (125 mm) to

achieve the spacing required in Table 604.3.6 (1);

(6) Ground cover or shrubs that are less than 24 inches (610 mm) in height can be maintained in mosaic groupings of up to 400 square feet (37 square meters). Groupings shall be separated by a minimum of 10 feet (3048 mm); and

(7) All plants remaining after 50% are reduced in height shall be pruned to reduce fuel loading. Non-native plants shall be pruned before native plants are pruned.

(h) Local Addition, Section 604.3.5, Zone 3 Requirements, is added as follows:

Zone 3, when applicable, is considered a thinning zone and is any fuel modification zone greater than 100 feet (30 480 mm) from a structure.

When provided, either by conditions of development or where required by the Fire Code Official, the amount of fuel reduction and removal shall take into consideration the type and density of fuels, aspects, topography, weather patterns, and fire history. Typical fuel reduction in Zone 3 is 50% thinning between 100 and 150 feet from the structure and 30% thinning between 150 and 200 feet from the structure.

(i) Local Addition. Section 604.3.6, Spacing and Separation Requirements, is added as follows:

The height, area, and spacing of trees, shrubs, and other vegetation shall be in accordance with Tables 604.3.6 (1) and 604.3.6 (2).

Table 604.3.6 (1)

<u>Plant Spacing Requirements</u>		
<u>Trees</u>	<u>Minimum horizontal space from edge of one tree canopy to the edge of the next tree canopy</u>	
	<u>Slope</u>	<u>Spacing</u>
	<u>0% to 20%</u>	<u>10 feet</u>
	<u>20% to 40%</u>	<u>20 feet</u>
	<u>Greater than 40%</u>	<u>30 feet</u>
<u>Shrubs</u>	<u>Minimum horizontal space between edges of shrub</u>	
	<u>Slope</u>	<u>Spacing</u>
	<u>0% to 20%</u>	<u>2 times the height of the shrub</u>
	<u>20% to 40%</u>	<u>4 times the height of the shrub</u>
	<u>Greater than 40%</u>	<u>6 times the height of the shrub</u>
<u>Vertical Space</u>	<u>Minimum vertical space between top of shrub and bottom of lower tree branches:</u> <u>3 times the height of the shrub</u>	

Table 604.3.6(2)**Vegetation Height and Area Requirements**

<u>Type of Vegetation</u>	<u>Zone</u>	<u>Maximum Height</u>	<u>Maximum Area /Diameter</u>	<u>% of Slope / Minimum Horizontal Spacing</u>
<u>Ground Cover</u>	<u>1 & 2</u>	<u>12-inches</u>	<u>Not Applicable</u>	<u>Not Applicable</u>
<u>Mosaic Grouping of Ground Cover (GC)</u>	<u>1</u>	<u>18-inches</u>	<u>Groupings shall not exceed 200 sq. ft. without minimum spacing to next grouping</u>	<u>Table 604.3.6 (1)</u>
	<u>2</u>	<u>24-inches</u>	<u>Groupings shall not exceed 400 sq. ft. without minimum spacing to next grouping</u>	<u>Table 604.3.6 (1)</u>

<u>Type of Vegetation</u>	<u>Zone</u>	<u>Maximum Height</u>	<u>Maximum Area /Diameter</u>	<u>% of Slope / Minimum Horizontal Spacing</u>
<u>Single Shrub</u>	<u>1</u>	<u>4 feet (2 feet within Zone 1 transitional area)</u>	<u>4-foot diameter</u>	<u>Table 604.3.6 (1)</u>
	<u>2</u>	<u>6-feet</u>	<u>4-foot diameter</u>	<u>Table 604.3.6 (1)</u>
<u>Grouping of shrubs</u>	<u>1</u>	<u>Not Allowed</u>	<u>Not Applicable</u>	<u>Not Applicable</u>
	<u>2</u>	<u>4-feet</u>	<u>Groupings shall not exceed 100 sq. ft. without minimum spacing to next grouping</u>	<u>Table 604.3.6 (1)</u>
<u>Single Tree</u>	<u>1</u>	<u>Not Applicable</u>	<u>Tree canopy at full maturity not allowed within 10 feet of any structure</u>	<u>Table 604.3.6 (1)</u>
	<u>2</u>	<u>Not Applicable</u>	<u>Not Applicable</u>	<u>Table 604.3.6 (1)</u>

(j) Local Addition. Section 604.3.7, Public Nuisance, is added as follows:

Any condition caused, maintained, or permitted to exist in violation of any provision of this code which constitutes a threat to public health, safety, and welfare may be deemed a public nuisance and may be abated by the City under the procedures set forth in San Diego Municipal Code, Chapter 1, Article 2, Divisions 06 and 07 and Chapter 5, Article 4, Division 02.

(k) Local Addition. Section 604.3.8, Vacant Lots, is added as follows:

(1) The responsible person shall remove trash, rubbish, debris, and other combustible materials, including weeds, which create a fire

or safety hazard from the property.

(2) The responsible person shall clear properties of one acre or less of weeds and other combustible vegetation or materials in their entirety.

(3) Properties larger than one acre:

(A) shall have a minimum of 30 feet (9144 mm) of clearance from the property lines that abut improved properties; and

(B) shall have a minimum of 100 feet (30 480 mm) of clearance from structures on adjacent properties.

(4) Clearance Requirements:

(A) Clearance of properties shall be accomplished by methods that will not disturb native soil or rootstock, such as mowing or trimming. Cuttings may be mulched and left on top of the soil to a maximum depth of 3 inches (76 mm) or may be hauled to an approved landfill site; and

(B) Annual grasses and weeds shall not exceed a height of 4 inches (102 mm) or less; and

(C) The responsible person shall remove all dead or dry plants, shrubs, weeds, leaves, and pine needles; and

(D) Minimum vertical space between the top of shrubs and the bottom of lower tree branches shall be three times the height of the shrub (branches shall be no less than 6 feet above the ground); and

(E) Areas within 100 feet (30 480 mm) of a structure must be maintained in accordance with section 604.3.4.

(l) Local Addition. Section 604.3.9, Designated Evacuation Roadways, is added as follows:

Responsible person shall provide vegetation management along City-designated evacuation roadways. Vegetation management shall consist of clearing, modifying, or both clearing and modifying, 20 feet on each side of designated roadways. Vegetation management includes:

- (1) maintaining grass to a maximum height of 4 inches;
- (2) removing all vegetation that is not fire-smart;
- (3) removing invasive species;
- (4) removing all dead plants, shrubs, and weeds;
- (5) removing dead or dry leaves and pine needles;
- (6) trimming tree canopies and branches so that they do not extend over any portion of the roadway; and
- (7) maintaining minimum vertical space between the top of shrubs and the bottom of lower tree branches to three times the height of the shrub. Branches shall be no less than six feet above the ground.

(m) Local Addition. Section 604.3.10, Prescribed Herbivory, is added as follows:

- (1) Where specifically authorized by the Fire Code Official, goats may be used for brush management on privately-owned land.
- (2) At least 10 business days prior to using goats for brush

management, the property owner shall apply to the Fire-Rescue Department for a permit.

§512.0605 Spark Arrestors

Local Amendment. Section 605.1, General, is amended to read as follows:

Chimneys serving fireplaces, barbecues, incinerators, or decorative heating appliances, or other burning equipment or device in which solid or liquid fuel is used, shall be provided with a spark arrestor. Spark arrestors 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 1/2 inch (12.7 mm).

§512.0608 Building Siting and Setbacks

(a) Local Amendment. Section 608.2, General, is amended to read as follows:

All parcels shall provide a minimum 30-foot (9144 mm) setback for all buildings from property lines and the center of a road, except as provided in section 608.2.1 and section 608.2.2.

(b) Local Amendment. Section 608.2.1, Setback Reduction, is amended to read as follows:

A reduction in the minimum setback shall be based upon practical reasons, which include parcel dimensions or size, topographic limitations, development density requirements or other development patterns that promote low-carbon emission outcomes, sensitive habitat, or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating features such as:

(1) noncombustible block walls or fences;

- (2) noncombustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the *structure*;
 - (3) hardscape landscaping;
 - (4) a reduction of exposed windows on the side of the *structure* with setback less than 30 feet (9144 mm);
 - (5) increased fire resistance rating of walls and openings; or
 - (6) the most protective requirements in Chapter 5 of the California WUI Code.
 - (c) Local Addition. Section 608.2.2, Setback from Slope, is added as follows:

Where a slope has a gradient exceeding 4:1 (25%) or steeper and 50 feet (4572 mm) in vertical height or higher, the following setbacks shall apply:

 - (1) Single-story *structures* shall be setback a minimum of 15 feet (4572 mm) horizontally from top of slope to the farthest projection from the *structure*.
 - (2) *Structures* with two or more stories, or single-story *structures* where plate height exceeds 12 feet (3658 mm) above grade shall be setback a minimum of 30 feet (9144 mm) horizontally from top of slope to the farthest projection from the *structure*.
 - (3) **Exceptions.** The *Fire Code Official* may reduce setback requirements based on any of the following:
 - a. *structures* constructed with a noncombustible exterior wall adjacent to the slope, no openings adjacent to the slope, no combustible attachments to the exterior wall adjacent to the

slope, and no roof eaves adjacent to the slope;

- b. there exists no open wildland fuel area directly adjacent to the structure, and the slope is directly adjacent to developed parcels with fuel management principles in place; or
- c. the Fire Code Official determines that a significant hazard does not exist.

EDK:jdf:amt
October 22, 2025
Or.Dept: SDFD
Doc. No. 4138934_2

Passed by the Council of The City of San Diego on JAN 13 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JAN 29 2026

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

DEC 16 2025

, and on JAN 29 2026

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O- **22042**