



THE CITY OF SAN DIEGO

FPB POLICY B-18-01	MITIGATION FOR REDUCED BRUSH MANAGEMENT ZONES CFC CH. 49, CBC CH. 7A, CRC Section R337 SDMC §142.0412
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I. PURPOSE

The purpose of this policy is to clarify construction mitigation requirements when 100 feet of defensible space (35 ft. of zone 1 and 65 ft. of zone 2) can't be provided for construction in the High Severity Fire Zone.

II. SCOPE

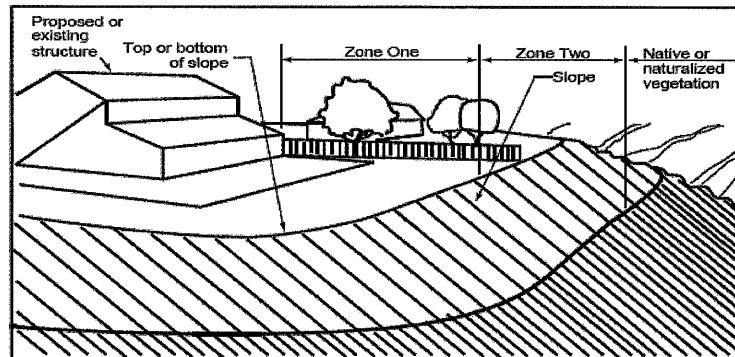
This policy shall apply to new buildings or additions/remodels located in any Fire Hazard Severity Zone for which an application for a building permit is submitted on or after July 1, 2008 that can't meet the defensible space requirements per CFC Section 4907.

III. DEFINITIONS

BRUSH MANAGEMENT ZONES: Where brush management is required, a comprehensive Program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E (SDMC).

Diagram 142-04E

Brush Management Zones



IV. REDUCTIONS

The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width. SDMC

Zone 1	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55
Zone 2	63.5	62	60.5	59	57.5	56	54.5	53	51.5	50	48.5	47	45.5	44	42.5	41	39.5	38	36.5	35

Zone 1	56	57	58
Zone 2	33.5	32	30.5

V. MITIGATION

- A. The agent or owner can provide a technical report from a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Fire Code Official. The Fire Code Official is authorized to require design submittals to be prepared by, and bear the stamp of a registered design professional. The technical report shall be reviewed and approved by the Fire Code Official.

- B. Additions and remodels that are exempt from the requirements of Chapter 7A of the CBC and R327 CRC that do not provide the full 100 ft. of defensible space must comply with Chapter 7A CBC/R337 CRC which includes the following as applies: (This pertains to the addition/remodel, not the existing building.)
 - 1. Class A roof with fire stops at all openings.
 - 2. Skylights tempered.
 - 3. Spark Arrestor
 - 4. Roof Attic vents prohibited in locations where embers are most likely to accumulate including eaves and overhang areas.
 - 5. Protected eaves.
 - 6. Windows dual glazed/single temper. Vinyl windows must have welded corners, metal reinforcement & meet window industry standards.
 - 7. Gutters must be designed to prevent accumulation of debris.
 - 8. Non-combustible exterior doors or solid wood at least 1 3/8 thick.
 - 9. Attachments and projections such as patios, fences and patio covers must be ignition resistant.
 - 10. Foundation vents are prohibited to be in locations where embers are most likely to accumulate.
 - 11. Underfloor area must be enclosed as required for exterior walls.
 - 12. Exterior walls shall be made with non-combustible wall surfaces such as stucco, fiber-cement siding, & masonry. Combustible wall covering, such as wood siding must have under-layment of 1/2 inch fire rated sheathing butted or taped and mudded.
 - 13. Vent openings shall be fully covered with metal wire mesh. The dimension of the openings shall be a minimum of 1/16th inch and shall not exceed 1/8th inch. The material used shall be corrosion resistant.
 - 14. Garage door fire resistant requirements

Plans that are required to conform to these requirements must be reviewed and approved

by a structural reviewer.

C. New buildings that are required to comply with the requirements of Chapter 7A/R3327 that do not meet the 100 ft. of defensible space must provide additional mitigation. The mitigation is dependent on the site conditions; denseness of the brush and amount of Zone 1 and Zone 2 provided. Some options that may be considered are:

1. 6' Fire wall on the brush side of the structure/structures.
2. Dual Glazed/Dual tempered windows.
3. Fire breaks.
4. Attic or additional sprinklers.
5. Increase the fire resistance rating of wall/walls.
6. Technical report (as described in section V. A.).
7. Brush management easement from abutting private property.

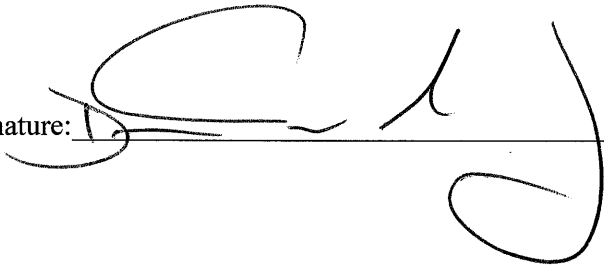
VI. MINIMUM DEFENSIBLE SPACE

A. The minimum allowable brush zones is 10 ft. (This is based on landscape review's determination that this is the only obtainable amount).

Note: Reduced brush zones are not allowed per request of the customer. Projects must comply with landscape reviews determination of how much Zone 1 and Zone 2 can be provided per landscape regulations.

B. Mitigation for projects reduced to 10 ft. require a 6' block wall on the entire brush side, or provide a technical report per Section V. A. above.

Signature: _____

A large, stylized handwritten signature in black ink, written over a horizontal line.

Date: _____

4/6/2018