

Detailed Matrix

Potential Wildfire Safety Urgency Ordinance - Detailed Matrix

Item	Proposed Urgency Ordinance	Current Rules
Gravel as site coverage adjacent to Homes	Exempt gravel from site coverage calculations when installed within five feet of a structure. This recommendation would remove an unintended barrier to creating the noncombustible "Zone 0" area recommended by CAL FIRE while maintaining existing site coverage limitations elsewhere on the property. All gravel would have to comply with the existing Design Guidelines (earth tone, muted colors, natural, etc.).	In all areas of town, including the Fire Hazard Zones and WUI Areas, this is regulated by the City's Zoning Code, Title 17. Things that count as "permeable" or "semi-permeable" site coverage: gravel, decking, stairs, sand-set bricks and pavers, garden walkways, small paving stones and arbors. Things that count as "non-permeable" site coverage: asphalt, concrete, mortared brick and stone, decomposed granite, balconies, garden walls, solariums, bridges, sheds, ponds, hot tubs and swimming pools. Things that don't count as site coverage: bark, wood chips, mulch, and other similar materials. Total site coverage is limited to 22% of base floor area. (Example: 4,000 s.f. lot = 396 square feet coverage) Exemptions from site coverage limits: Structural elements that project out from building walls including oriel windows, eaves, balconies, overhangs and similar structural elements are exempt from site coverage calculations if limited to a projection of 18 inches or less. Paving of private roads on the "pole" of a flag lot is exempt. Additional Site Coverage allowed for Driveways: If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed for use in a single driveway of up to nine feet in width.
Firewood and Other Combustible Material Storage	Apply the existing Fire Hazard Severity Zone and WUI storage requirements citywide so that all properties are subject to the same fire-safe storage standards regardless of their mapped hazard designation.	In all areas of town, including the Fire Hazard Zones and WUI: Regulated by the City's Property Maintenance and Nuisance Codes. These codes are less specific and speak to maintenance of a property or storage of materials that create "A condition likely to constitute a fire hazard to any building, improvement or other property, or, when dry, will in reasonable probability constitute a fire hazard". Additional requirements in ALL Fire Hazard Zones and WUI Areas: Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. Firewood piles shall be located 30 feet or more from structures unless completely covered by a fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of 10 feet down to bare mineral soil in all directions.
Ember resistant vents	Apply the existing Fire Hazard Severity Zone and WUI ember-resistant vent requirements throughout the City. As under current law, the standards would apply only when vents are replaced or altered and would not require immediate retrofitting of existing homes.	Applicable in ALL Fire Hazard Zones and WUI Areas: Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements: •There shall be no flaming ignition of the cotton material during the Ember Intrusion Test. •There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. •The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C). In all other parts of town: Ventilation openings are not required to pass any ignition tests. They shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum. In all cases, these regulations apply when a vent is replaced or altered. These are not retroactive requirements.
Window Materials	Apply the existing Fire Hazard Severity Zone and WUI glazing standards throughout the City. As with existing State law, the requirements would apply only when windows are replaced or altered, would not require immediate retrofitting of existing homes, and would continue to recognize historic preservation exceptions.	In all areas of town, including the Fire Hazard Zones and WUI Areas: • In homes with sprinklers: No windows allowed on a portion of a wall less than 3 feet from a property line. Unlimited # of windows on a portion of a wall 3 feet or farther from the property line •In homes without sprinklers: No windows allowed on a portion of a wall less than 3 feet from a property line. 25% of a wall may have windows between 3 feet and 5 feet of the property line. Unlimited # of windows along a wall 5 feet or farther from the property line. Additional requirements in ALL Fire Hazard Zones and WUI Areas: Exterior windows, windows within exterior doors, and skylights shall be constructed of any of the following: •Dual pane glass with at least one pane of tempered glass •Glass block. Wood windows are still allowed, as long as they can achieve a 20-minute fire separation. In all cases, these regulations apply when a window is replaced or altered. These are not retroactive requirements. Also in all cases, there are exemptions to these requirements if they would make the home not comply with the Secretary of the Interior standards for improving historic structures.