

2025 VENTURA COUNTY WILDLAND URBAN INTERFACE CODE



This document is the combined 2025 California Wildland Interface Code, 2024 International Wildland Urban Interface Code, as adopted and amended by Ventura County Fire Protection District Ordinance 34, Article 4.

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CALIFORNIA WILDLAND-URBAN INTERFACE CODE - MATRIX ADOPTION TABLE

CHAPTER I - ADMINISTRATION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM		HCD			I>SA		OSHPD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			F-2	T-111"	1	2	1/AC	AC	SS	1	1R	2	3	4								
Adopt Entire Chapter																						
Adopt Entire Chapter as amended (amended sections listed below)																						
Adopt only those sections that are listed below			X																			
[California Code of Regulations, Title 19, Division 1)				X																		
Chapter/ Section																						
Division I																						
1.1.1-1.11.2.1.1			X																			
[T-19 §1.11]				X																		
[T-19 §1.12]				X																		
1.11.2.1.2-1.11.2.2			X																			
[T-19 §1.08]				X																		
[T-19 §1.13j]				X																		
1.11.2.3-1.11.11																						
[T-19 §1.03]				X																		
[T-19 §1.09.lj]				X																		
1.12																						
Division/I																						
101.1			X																			
101.2			X																			
101.3.1			X																			
101.3.1.1			X																			
101.6			X																			
102.1			X																			
102.2			X																			
102.6			X																			
104.2.2			X																			
104.3			X																			
104.6			X																			
104.8			X																			
104.8.1			X																			
105.1			X																			
105.2			X																			
105.3			X																			
105.4			X																			
105.8			X																			
105.10			X																			
106.1- 106.5			X																			
106.8			X																			
106.10			X																			
107			X																			
109.1- 109.1.2.3			X																			
109.3.7.1			X																			
109.3.7.2			X																			
110-111			X																			
113			X																			

• The California Code of Regulations (CCR), Title 19, Division 1 provisions that are found in the California Wild/and-Urban Interface Code are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.
The state agency does not adopt sections identified by the following symbol: †
The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.
The California Code of Regulations (CCR), Title 14, Division 1.5 provisions that are found in the California Wild/and-Urban Interface Code are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 1 SCOPE AND ADMINISTRATION

DIVISION I CALIFORNIA ADMINISTRATION

SECTION 1.1 GENERAL

1.1.1 Title.

These regulations shall be known as the California Wildland-Urban Interface Code, may be cited as such, and will be referred to herein as “this code.” The California Wildland-Urban Interface Code is Part 7 of thirteen parts of the official compilation and publication of the adoptions, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption of the 2024 International Wildland-Urban Interface Code of the International Code Council (ICC) with necessary California amendments.

1.1.2 Purpose. *As modified by OSFM Emergency Regulations October 15, 2025.*

The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as a Very High, and High Fire Hazard Severity Zone, and increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), or Wildland-Urban Interface (WUI) Areas, to resist the intrusion of flames or embers projected by a fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.

1.1.3 Scope.

The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout the State of California.

This code establishes regulations affecting or relating to buildings, structures, processes, premises, and a reasonable degree of life and property safeguards regarding:

- 1. The hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices.*
- 2. Conditions hazardous to life, property, or public welfare in the use or occupancy of buildings, structures, or premises.*
- 3. Fire hazards in the buildings, structures, or on-premises from use of, occupancy of, or operation.*
- 4. Matters related to the construction, extension, repair, alteration, or removal of fire suppression or alarm systems.*
- 5. Conditions affecting the safety of firefighters and emergency responders during emergency operations.*

1.1.4 Appendices.

Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code, Section 18901 et. seq. for Building Standards Law, Health and Safety Code, Section 17950 for State Housing Law and Health and Safety Code, Section 13869.7 for Fire Protection Districts. See Section 1.1.8 of this code.

1.1.5 Referenced codes.

The codes, standards, and publications adopted and set forth in this code, including other codes, standards, and publications referred to herein are, by title and date of publication, hereby adopted as standard reference documents of this code. When this code does not specifically cover any subject related to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes, standards, and the Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire prevention engineering practices.

1.1.6 Nonbuilding standards, orders, and regulations.

Requirements contained in the California Wildland-Urban Interface Code, or in any other referenced standard, code, or document, which are not building standards as defined in Health and Safety Code, Section 18909 shall not be construed as a building standard. The nonbuilding standards contained herein are applicable in the wildland interface areas and can be cited as a section of this code, or where the section is identified on the tagline by the source document, the provision can be cited under the source document.

1.1.7 Order of precedence and use.

1.1.7.1 Differences.

In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.

1.1.7.2 Specific provisions.

Where a specific provision varies from a general provision, the specific provision shall apply.

1.1.7.3 Conflicts.

When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, the most restrictive requirements shall prevail.

1.1.7.3.1 CBC and CRC.

Detached one- and two-family dwellings, efficiency dwelling units, lodging houses, live/work units, and townhouses not more than three stories above grade plane with a separate means of egress, and their accessory structures, may be designed and constructed in accordance with the California Building Code or the California Residential Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the California Residential Code, and the code user is specially directed by the California Residential Code to use the California Building Code.

1.1.8 City, county, or city and county amendments, additions or deletions.

The provisions of this code do not limit the authority of city, county, or city and county governments to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The effective date of amendments, additions, or deletions to this code of a city, county, or city and county filed pursuant to Section 1.1.8.1 shall be the date filed. However, in no case shall the amendments, additions, or deletions to this code be effective any sooner than the effective date of this code.

Local modifications shall comply with Health and Safety Code, Section 18941.5 for Building Standards Law, Health and Safety Code, Section 17958 for State Housing Law or Health and Safety Code, Section 13869.7 for Fire Protection Districts.

1.1.8.1 Findings and filings.

1. The city, county, or city and county shall make express findings for each amendment, addition, or deletion based upon climatic, topographical, or geological conditions.

Exception: Hazardous building ordinances and programs mitigating unreinforced masonry buildings.

2. The city, county, or city and county shall file the amendments, additions, or deletions expressly marked and identified as to the applicable findings. Cities, counties, cities and counties, and fire departments shall file the amendments, additions, or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.

3. Findings prepared by fire protection districts shall be ratified by the local city, county, or city and county and filed with the California Department of Housing and Community Development, Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 or 2020 West El Camino Avenue, Suite 250, Sacramento, CA 95833-1829.

1.1.8.2 Locally adopted energy standards—California Energy Code, Part 6.

In addition to the provisions of Section 1.1.8.1 of this Part, the provisions of this section apply to cities, counties, and city and county amending adopted energy standards affecting buildings and structures subject to the California Energy Code, Part 6.

Applicable provisions of Public Resources Code Section 25402.1 and applicable provisions of Chapter 10 of the California Administrative Code, Part 1 apply to local amendment of energy standards adopted by the California Energy Commission.

1.1.9 Effective date of this code.

Only those standards approved by the California Building Standards Commission that are effective at the time an application for a building permit is submitted shall apply to the plans and specifications for, and to the construction performed under that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

1.1.10 Availability of codes.

At least one complete copy each of Titles 8, 19, 20, 24, and 25 with all revisions shall be maintained in the office of the building official responsible for the administration and enforcement of this code. Each state department concerned, and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection. See Health and Safety Code, Section 18942(e)(1) and (2).

1.1.11 Format.

This part fundamentally adopts the California Wildland-Urban Interface Code by reference on a chapter-by-chapter basis. When a specific chapter of the California Wildland-Urban Interface Code is not printed in the code and is marked “Reserved,” such a chapter of the California Wildland-Urban Interface Code is not adopted as a portion of this code. When a specific chapter of the California Wildland-Urban Interface Code is marked “Not adopted by the State of California,” but appears in the code, it may be available for adoption by local ordinance.

1.1.12 Validity.

If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

SECTION 1.11 OFFICE OF THE STATE FIRE MARSHAL

1.11.1 SFM—Office of the State Fire Marshal.

The specific scope of application of the agency responsible for enforcement, the enforcement agency, and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application:

Institutional, educational, or any similar occupancy. Any building or structure used or intended for use as an asylum, jail, prison, mental hospital, hospital, sanitarium, home for the elderly, children’s nursery, children’s home or institution, school, or any similar occupancy of any capacity.

Authority cited— Health and Safety Code Section 13143.

Reference—Health and Safety Code Section 13143.

Assembly or similar place of assemblage. Any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building, or similar place of assemblage where 50 or more persons may gather together in a building, room, or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education.

Authority cited— Health and Safety Code Section 13143.

Reference—Health and Safety Code Section 13143.

Small family day-care homes.

Authority cited— Health and Safety Code Sections 1597.45, 1597.54, 13143 and 17921.

Reference—Health and Safety Code Section 13143.

Large family day-care homes.

Authority cited— Health and Safety Code Sections 1597.46, 1597.54 and 17921.

Reference—Health and Safety Code Section 13143.

Residential facilities and residential facilities for the elderly.

Authority cited— Health and Safety Code Section 13133.

Reference—Health and Safety Code Section 13143.

Any state institution or other state-owned or state-occupied building.

Authority cited— Health and Safety Code Section 13108.

Reference—Health and Safety Code Section 13143.

Any state institution or other state-owned or specified state-occupied building.

Specified state-occupied buildings. Any building, structure, or area that meets any of the following criteria:

1. A building where the state has contracted into a build-to-suit lease.
2. A courthouse holding facility or trial court with a detention area.
3. A building used by the Department of Corrections and Rehabilitation (CDCR) as a community correctional reentry center.
4. 100 percent state occupied.
5. State-occupied areas in a state-leased building that is a high-rise and is 75 percent of the net area floor space or more occupied by state entities.
6. State-occupied areas in a building that contains 5,000 square feet or more space of state-leased Group H or Group L occupancy.
7. A state-leased building with facilities with the primary purpose of housing state records and/or state artifacts of historical significance.
8. Properties leased by California State University (CSU).
9. State institutions and their real property.
10. CAL FIRE occupied areas in leased buildings.
11. State-leased facilities where the governing body's fire protection services rely on an all-volunteer fire department.

Authority cited— Health and Safety Code, Sections 13108, 13145, 13146, 16022.5 and 17921.

Reference—Health and Safety Code, Sections 13108, 13143, 13145, 13146, 16022.5 and 17921.

High-Rise structures.

Authority cited— Health and Safety Code Section 13211.

Reference—Health and Safety Code Section 13143.

Motion picture production studios.

Authority cited— Health and Safety Code Section 13143.1.

Reference—Health and Safety Code Section 13143.

Organized camps.

Authority cited— Health and Safety Code Section 18897.3.

Reference—Health and Safety Code Section 13143.

Residential. All hotels, motels, lodging houses, apartment houses, and dwellings, including congregate residences and buildings and structures accessory thereto. Multiple-story structures existing on January 1, 1975, allowed for human habitation, including, and limited to, hotels, motels, and apartment houses, less than 75 feet (22 860 mm) above the lowest floor level having building access, wherein rooms used for sleeping are let above the ground floor.

Authority cited— Health and Safety Code Sections 13143.2 and 17921.

Reference—Health and Safety Code Section 13143.

Residential care facilities. Certified family care homes, out-of-home placement facilities, halfway houses, drug and/or alcohol rehabilitation facilities, and any building or structure used or intended for use as a home or institution for the housing of any person of any age when such person is referred to or placed within such home or institution for protective social care and supervision services by any governmental agency.

Authority cited— Health and Safety Code Section 13143.6.

Reference—Health and Safety Code Section 13143.

Tents, awnings, or other fabric enclosures used in connection with any occupancy.

Authority cited— Health and Safety Code Section 13116.

Reference—Health and Safety Code Section 13143.

Fire alarm devices, equipment, and systems in connection with any occupancy.

Authority cited— Health and Safety Code Section 13114.

Reference—Health and Safety Code Section 13143.

Hazardous materials.

Authority cited— Health and Safety Code Section 13143.9.

Reference—Health and Safety Code Section 13143.

Flammable and combustible liquids.

Authority cited— Health and Safety Code Section 13143.6.

Reference—Health and Safety Code Section 13143.

Public School Automatic Fire Detection, Alarm and Sprinkler Systems.

Authority cited— Health and Safety Code Section 13143 and California Education Code Article 7.5, Sections 17074.50, 17074.52 and 17074.54.

Reference—Government Code Section 11152.5, Health and Safety Code Section 13143, and California Education Code Chapter 12.5, Leroy F. Greene School Facilities Act of 1998, Article 1.

Wildland-Urban Interface Fire Area.

Authority cited— Health and Safety Code Sections 13143, 13108.5(a) and 18949.2(b) and (c) and Government Code Section 51189.

Reference—Health and Safety Code Sections 13143, Government Code Sections 51176, 51177, 51178, and 51179, and Public Resources Code Sections 4201 through 4204.

1.11.1.1 Adopting agency identification.

The provisions of this code applicable to buildings identified in Subsection 1.11.1 will be identified in the Matrix Adoption Tables under the acronym SFM.

1.11.2 Duties and powers of the enforcing agency.

1.11.2.1 Enforcement.

1.11.2.1.1 Responsibility for enforcement.

The responsibility for enforcement of building standards adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the State Fire Marshal shall, except as provided in Section 1.11.2.1.2, be as follows:

- 1. The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R-3 occupancies, as described in Section 310.1 of Part 2 of the California Building Standards Code, to either of the following:
 - 1.1. The chief of the fire authority of the city, county or city and county, or an authorized representative.*
 - 1.2. The chief building official of the city, county or city and county, or an authorized representative.**
- 2. The chief of any city or county fire department or any fire protection district, and authorized representatives, shall enforce within the jurisdiction the building standards and other regulations of the State Fire Marshal, except those described in Item 1 or 4.*
- 3. The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in areas outside of corporate cities and districts providing fire protection services.*
- 4. The State Fire Marshal shall have the authority to enforce the building standards and other regulations of the State Fire Marshal in corporate cities and districts providing fire protection services at the request of the chief fire official or the governing body.*
- 5. Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged pursuant to Section 66014 of the Government Code.*

[California Code of Regulations, Title 19, Division 1, §1.11] Enforcement of Regulations.

In most instances, the application of the California Code of Regulations, Title 19, Division 1 to existing occupancies will necessitate the granting of sufficient time to effect the necessary changes. The inspection authority must, therefore, exercise good judgment in authorizing sufficient time to complete the required changes, taking into consideration the degree of danger to life in the event of a fire while rectification is being carried out. The inspection authority may require immediate compliance with any or all of the regulations, or he may grant a reasonable length of time in which to conform.

[California Code of Regulations, Title 19, Division 1, §1.12] Enforcement Agency.

- (a) The provisions of California Code of Regulations, Title 19, Division 1 regulations shall be enforced by the State Fire Marshal, the chief of any city or county fire department or fire protection district, and their authorized representatives, in their respective areas of jurisdiction.*
- (b) The division of authority for the enforcement of these regulations shall be in accordance with the following:
 - (1) The chief of any city or county fire department or fire protection district, and their authorized representatives shall enforce the rules and regulations in their respective areas.*
 - (2) The State Fire Marshal shall have the authority to enforce the rules and regulations in areas outside of corporate cities and county fire protection districts.*
 - (3) The State Fire Marshal shall have the authority to enforce the rules and regulations in corporate cities and county fire protection districts upon request of the chief fire official or the governing body.**
- (c) Regardless of the provisions of subsections (a) and (b) above, these regulations shall be enforced in state institutions, and state-owned and state-occupied buildings in accordance with the provisions of Section 13108, Health and Safety Code.*
- (d) Regardless of the above provisions of this section, these regulations shall be enforced only by the State Fire Marshal in every jail or place of detention for persons charged with or convicted of a crime, unless the chief of a city or county fire department or fire protection district, or such chief's authorized representative, indicates in writing to the State Fire Marshal that inspections of such jails or places of detention will be conducted by the chief or such person's authorized representative, in their respective area of jurisdiction. The inspections shall be made at least once every two years for the purpose of enforcing the regulations adopted by the State Fire Marshal, pursuant to Section 13143. Reports of inspection conducted pursuant to this subsection shall be on forms provided by the State Fire Marshal and shall be submitted to the official in charge of the facility, the local governing body, the State Fire Marshal, and the Corrections Standards Authority within 30 days of the inspections.*

1.11.2.1.2 Reprint of Health and Safety Code Section 13108

Pursuant to Health and Safety Code Section 13108, and except as otherwise provided in this section, building standards adopted by the State Fire Marshal published in the California Building Standards Code relating to fire and panic safety shall be enforced by the State Fire Marshal in all state-owned buildings, state-occupied buildings, and state institutions throughout the state. Upon the written request of the chief fire official of any city, county or fire protection district, the State Fire Marshal may authorize such chief fire official and his or her authorized representatives, in their geographical area of responsibility, to make fire prevention inspections of state-owned or state-occupied buildings, other than state institutions, for the purpose of enforcing the regulations relating to fire and panic safety adopted by the State Fire Marshal pursuant to this section and building standards relating to fire and panic safety published in the California Building Standards Code. Authorization from the State Fire Marshal shall be limited to those fire departments or fire districts that maintain a fire prevention bureau staffed by paid personnel.

Pursuant to Health and Safety Code Section 13108, any requirement or order made by any chief fire official who is authorized by the State Fire Marshal to make fire prevention inspections of state-owned or state-occupied buildings, other than state institutions, may be appealed to the State Fire Marshal. The State Fire Marshal shall, upon receiving an appeal and subject to the provisions of Chapter 5 (commencing with Section 18945) of Part 2.5 of Division 13 of the Health and Safety Code, determine if the requirement or order made is reasonably consistent with the fire and panic safety regulations adopted by the State Fire Marshal and building standards relating to fire and panic safety published in the California Building Code.

Any person may request a code interpretation from the State Fire Marshal relative to the intent of any regulation or provision adopted by the State Fire Marshal. When the request relates to a specific project, occupancy or building, the

State Fire Marshal shall review the issue with the appropriate local enforcing agency prior to rendering such code interpretation.

1.11.2.2 Right of entry.

The fire chief of any city, county, or fire protection district, or such person's authorized representative, may enter any state institution or any other state-owned or state-occupied building for the purpose of preparing a fire suppression preplanning program or for the purpose of investigating any fire in a state-occupied building.

The State Fire Marshal, his or her deputies or salaried assistants, the chief of any city or county fire department or fire protection district, and his or her authorized representatives may enter any building or premises not used for dwelling purposes at any reasonable hour for the purpose of enforcing this chapter. The owner, lessee, manager, or operator of any such building or premises shall permit the State Fire Marshal, his or her deputies or salaried assistants, and the chief of any city or county fire department or fire protection district and his or her authorized representatives to enter and inspect them at the time and for the purpose stated in this section.

[California Code of Regulations, Title 19, Division 1, §1.08] Report of Arrest.]

Any inspection authority who, in the exercise of his authority as a Deputy State Fire Marshal, causes any legal complaints to be filed or any arrest to be made shall notify the State Fire Marshal immediately following such action.

[California Code of Regulations, Title 19, Division 1, §1.13] Penalty.

Section 13112 of the Health and Safety Code provides that:

- (a) "Every person who violates any provision of this chapter, or any order, rule or regulation made pursuant to this chapter is guilty of a misdemeanor punishable by a fine of not less than one hundred dollars (\$100) or more than five hundred dollars (\$500), or by imprisonment for not more than six months, or by both."*
- (b) "A person is guilty of a separate offense each day during which he commits, continues or permits a violation of any provision of, or any order, rule or regulation made pursuant to, this chapter."*

1.11.2.3 More restrictive fire and panic safety building standards.

1.11.2.3.1 Fire Protection District

Any fire protection district organized pursuant to Health and Safety Code Part 2.7 (commencing with Section 13800) of Division 12 may adopt building standards relating to fire and panic safety that are more stringent than those building standards adopted by the State Fire Marshal and contained in the California Building Standards Code. For these purposes, the district board shall be deemed a legislative body, and the district shall be deemed a local agency. Any changes or modifications that are more stringent than the requirements published in the California Building Standards Code relating to fire and panic safety shall be subject to Section 1.1.7.1.

1.11.2.3.2 Noticing a Proposed Ordinance

Any fire protection district that proposes to adopt an ordinance pursuant to this section shall, not less than 30 days prior to noticing a proposed ordinance for a public hearing, provide a copy of that ordinance, together with the adopted findings made pursuant to Section 1.11.2.3.1, to the city, county, or city and county where the ordinance will apply. The city, county, or city and county may provide the district with written comments, which shall become part of the fire protection district's public hearing record.

1.11.2.3.3 Ratification.

The fire protection district shall transmit the adopted ordinance to the city, county, or city and county where the ordinance will apply. The legislative body of the city, county, or city and county may ratify, modify, or deny an adopted ordinance and transmit its determination to the district within 15 days of the determination. Any modification or denial of an adopted ordinance shall include a written statement describing the reasons for any modifications or denial. No ordinance adopted by the district shall be effective until ratification by the city, county, or city and county where the ordinance will apply. Upon ratification of an adopted ordinance, the city, county, or city and county shall file a copy of the findings of the district, and any findings of the city, county, or city and county, together with the adopted ordinance expressly marked and identified to which each finding refers, in accordance with Section 1.1.8.1(3).

1.11.2.4 Request for alternate means of protection.

Requests for approval to use an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection shall be made in writing to the enforcing agency by the owner or the owner's authorized representative and shall be accompanied by a full statement of the conditions. Sufficient evidence or proof shall be submitted to substantiate any claim that may be made regarding its conformance. The enforcing agency may require tests and the submission of a test report from an approved testing organization as set forth in the California Code of Regulations, Title 19, to substantiate the equivalency of the proposed alternative means of protection.

When a request for alternate means of protection involves hazardous materials, the authority having jurisdiction may consider the implementation of the findings and recommendations identified in a Risk Management Plan (RMP) developed in accordance with Title 19, Division 2, Chapter 4.5, Article 3.

Approval of a request for the use of an alternative material, assembly of materials, equipment, method of construction, method of installation of equipment or means of protection made pursuant to these provisions shall be limited to the particular case covered by request and shall not be construed as establishing any precedent for any future request.

1.11.2.5 Appeals.

When a request for an alternate means of protection has been denied by the enforcing agency, the applicant may file a written appeal to the State Fire Marshal for consideration of the applicant's proposal. In considering such an appeal, the State Fire Marshal may seek the advice of the State Board of Fire Services. The State Fire Marshal shall, after considering all of the facts presented, including any recommendations of the State Board of Fire Services, determine if the proposal is for the purposes intended, at least equivalent to that specified in these regulations in quality, strength, effectiveness, fire resistance, durability, and safety, and shall transmit such findings and any recommendations to the applicant and to the enforcing agency.

1.11.3 Construction documents.

1.11.3.1 Public schools.

Plans and specifications for the construction, alteration, or addition to any building owned, leased, or rented by any public school district shall be submitted to the Division of the State Architect.

1.11.3.2 Movable walls and partitions.

Plans or diagrams shall be submitted to the enforcing agency for approval before the installation of, or rearrangement of, any movable wall or partition in any occupancy. Approval shall be granted only if there is no increase in the fire hazard.

1.11.3.3 New construction high-rise buildings.

- 1. Complete plans or specifications, or both, shall be prepared to cover all work required to comply with new construction high-rise buildings. Such plans and specifications shall be submitted to the enforcing agency having jurisdiction.*
- 2. All plans and specifications shall be prepared under the responsible charge of an architect, or a civil or structural engineer authorized by law to develop construction plans and specifications, or by both such architect and engineer. Plans and specifications shall be prepared by an engineer duly qualified in that branch of engineering necessary to perform such services. Administration of the work of construction shall be under the charge of the responsible architect or engineer except that where plans and specifications involve alterations or repairs, such work of construction may be administered by an engineer duly qualified to perform such services and holding a valid certificate under Chapter 7 (commencing with Section 65700) of Division 3 of the Business and Professions Code for the performance of services in that branch of engineering in which said plans, specifications and estimates and work of construction are applicable.*

This section shall not be construed as preventing the design of fire-extinguishing systems by persons holding a C-16 license issued pursuant to Division 3, Chapter 9, Business and Professions Code. In such instances, however, the responsibility charge of this section shall prevail.

1.11.3.4 Existing high-rise buildings.

1. Complete plans or specifications, or both, shall be prepared to cover all work required by California Fire Code Chapter 11 and California Existing Building Code for existing high-rise buildings. Such plans or specifications shall be submitted to the enforcing agency having jurisdiction.
2. When new construction is required to conform with the provisions of these regulations, complete plans or specifications, or both, shall be prepared in accordance with the provisions of this subsection. As used in this section, "new construction" is not intended to include repairs, replacements, or minor alterations that do not disrupt or appreciably add to or affect the structural aspects of the building.

1.11.3.5 Retention of plans.

Refer to Building Standards Law, Health and Safety Code Sections 19850 and 19851 for permanent retention of plans.

1.11.4 Fees.

1.11.4.1 Other fees.

Pursuant to Health and Safety Code Section 13146.2, a city, county, or district that inspects a hotel, motel, lodging house, or apartment house may charge and collect a fee for the inspection from the owner of the structure in an amount, as determined by the city, county, or district, sufficient to pay its costs of that inspection.

1.11.4.2 Large family day-care.

Pursuant to the Health and Safety Code, Section 1597.46, Large Family Day-Care Homes, the local government shall process any required permit as economically as possible, and fees charged for review shall not exceed the costs of the review and permit process.

1.11.4.3 High-rise.

Pursuant to Health and Safety Code Section 13217, High-Rise Structure Inspection: Fees and costs, a local agency that inspects a high-rise structure pursuant to Health and Safety Code Section 13217 may charge and collect a fee for the inspection from the owner of the high-rise structure in an amount, as determined by the local agency, sufficient to pay its costs of that inspection.

1.11.4.4 Fire clearance pre-inspection.

Pursuant to Health and Safety Code Section 13235, Fire Clearance Pre-inspection, fee, upon receipt of a request from a prospective licensee of a community care facility, as defined in Section 1502, of a residential care facility for the elderly, as defined in Section 1569.2, or of a child day care facility, as defined in Section 1596.750, the local fire enforcing agency, as defined in Section 13244, or State Fire Marshal, whichever has primary jurisdiction, shall conduct a pre-inspection of the facility prior to the final fire clearance approval. At the time of the pre-inspection, the primary fire enforcing agency shall price consultation and interpretation of the fire safety regulations and shall notify the prospective licensee of the facility in writing of the specific fire safety regulations which shall be enforced in order to obtain fire clearance approval. A fee equal to, but not exceeding, the actual cost of the pre-inspection services may be charged for the pre-inspection of a facility.

1.11.4.5 Care Facilities.

The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential care facility for the elderly, or child day care facility within 30 days of receipt of the request for the final inspection, or as of the date, the prospective facility requests the final preclearance inspection by the State Department of Social Services, whichever is later.

Pursuant to Health and Safety Code Section 13235, a pre-inspection fee equal to, but not exceeding, the actual cost of the pre-inspection services may be charged for the pre-inspection of a facility.

Pursuant to Health and Safety Code Section 13131.5, a reasonable final inspection fee, not to exceed the actual cost of inspection services necessary to complete a final inspection may be charged for occupancies classified as residential care facilities for the elderly (RCFE).

Pursuant to Health and Safety Code Section 1569.84, neither the State Fire Marshal nor any local public entity shall charge any fee for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to residential care facilities for the elderly (RCFE) which service six or fewer persons.

1.11.4.6 Requests of the Office of the State Fire Marshal.

Whenever a local authority having jurisdiction requests that the State Fire Marshal perform plan review and/or inspection services related to a building permit, the applicable fees for such shall be payable to the Office of the State Fire Marshal.

1.11.5 Inspections.

Work performed subject to the provisions of this code shall comply with the inspection requirements of 110 as adopted by the Office of the State Fire Marshal.

1.11.5.1 Existing Group I-1 or R occupancies.

Licensed 24-hour care in a Group I-1 or R occupancy in existence and originally classified under previously adopted state codes shall be reinspected under the appropriate previous code, provided there is no change in the use or character that would place the facility in a different occupancy group.

1.11.6 Certificate of Occupancy.

A Certificate of Occupancy shall be issued as specified in Title 24, Part 2, California Building Code, Section 111.

Exception: Certificates of Occupancy are not required for work exempt from permits in accordance with Section 105.2 of the California Building Code.

1.11.7 Temporary structures and uses.

See Title 24, Part 2, California Building Code, Section 108.

1.11.8 Service utilities.

See Title 24, Part 2, California Building Code, Section 112.

1.11.9 Stop work order.

See Title 24, Part 2, California Building Code, Section 115, and Title 24, Part 9, California Fire Code, Section 113.

1.11.10 Unsafe buildings, structures, and equipment.

See Title 24, Part 2, California Building Code, Section 116, and Title 24, Part 9, California Fire Code, Section 114.

1.11.11 Adopting Agency Identification.

The provisions of this code applicable to buildings identified in Section 1.11 will be identified in the Matrix Adoption Tables under the acronym SFM.

[California Code of Regulations, Title 19, Division 1, §1.03] Scope.

(a) California Code of Regulations, Title 19, Division 1 regulations shall govern the use and maintenance of any building or structure used or intended for use as an asylum, jail, mental hospital, hospital, sanitarium, home for aged, children's home or institution, school or any similar occupancy of any capacity; and any theater, dance hall, skating rink, auditorium, assembly hall, meeting hall, night club, fair building or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation or education, and in any building or structure which is open to the public and is used or intended to be used for the showing of motion pictures when an admission fee is charged and when such building or structure has a capacity of 10 or more persons, and shall apply to both new and existing occupancies.

Exceptions:

(1) Buildings controlled by the Federal Government, provided they are not subject to the provisions of Section 15452, Education Code.

(2) Homes and institutions and day-care facilities that provide nonmedical board, room, and care for six or fewer ambulatory children.

California Code of Regulations, Title 19, Division 1 regulations shall also apply to any building housing any occupancy when such building is used as an auxiliary or accessory structure to any of the occupancies specified herein. They do not apply to structural requirements not relating to fire and panic safety nor to matters dealing exclusively with health and sanitation.

- (b) In accordance with Section 13108 of the Health and Safety Code, California Code of Regulations, Title 19, Division 1 regulations shall govern the design and construction relating to fire protection in any state institution and in any state-owned or state-occupied building. For purposes of the California Code of Regulations, Title 19, Division 1 regulations, “state-occupied buildings” are defined as those portions of a building that are leased or rented by the state and shall include all required exits leading therefrom to a public way. Portions of state-occupied buildings that are not leased or rented by the state shall not fall within the scope of this subsection unless such portions present an exposure hazard to the state-occupied area.
- (c) California Code of Regulations, Title 19, Division 1 regulations shall also govern the use and maintenance of “organized camps” as defined in Section 18897, Health and Safety Code.
- (d) California Code of Regulations, Title 19, Division 1 regulations shall also govern the use and maintenance of any building or structure used or intended for the housing of any person of any age when such person is referred to or placed within such home or facility for protective social care and supervision services by any governmental agency.
- (e) California Code of Regulations, Title 19, Division 1 regulations shall also govern the construction, use, and maintenance of every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest floor level having building access. For the purpose of this subsection, “building access” shall mean an exterior door opening conforming to all of the following:
- (1) Suitable and available for fire department use.
 - (2) Located not more than 2 feet above the adjacent ground level.
 - (3) Leading to a space, room or area having foot traffic communication capabilities with the remainder of the building.
 - (4) Designed to permit penetration through the use of fire department forcible entry tools and equipment unless other approved arrangements have been made with the fire authority having jurisdiction.
- (f) California Code of Regulations, Title 19, Division 1 regulations shall also apply to vehicles, ships and boats, or other mobile structures when fixed in a specific location and used for any occupancy within the scope of this section.

Note: Unless otherwise specified, Title 19 applies to all building occupancies, and related features and equipment throughout the state.

[California Code of Regulations, Title 19, Division 1, §1.09.1] Order of Precedence.

In the event of any differences between the California Code of Regulations, Title 19, Division 1 regulations and the standard reference documents or standard fire prevention practices, the text of California Code of Regulations, Title 19, Division 1 regulations shall govern. Where a specific provision varies from a general provision, the specific provision shall apply.

SECTION 1.12 BOARD OF FORESTRY

1.12.1 BoF—Board of Forestry.

The specific scope of application of the agency responsible for enforcement, the enforcement agency, and the specific authority to promulgate and enforce provisions applicable to wildland-urban interface areas, unless otherwise stated. The access requirements of California Code of Regulations (CCR) Title 14, Division 1.5 are amended by the VCFC Article 3, Appendix D, to be equal to or more restrictive, as allowed by CCR Title 14, Subsection 1270.05(a).

[California Code of Regulations, Title 14, Division 1.5, §1270.00] Title.

Subchapter 2 shall be known as the “State Minimum Fire Safe Regulations,” and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

[California Code of Regulations, Title 14, Division 1.5, §1270.01] Definitions.

The following definitions are applicable to Subchapter 2.

- (a) *Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.*
- (b) *Board: California Board of Forestry and Fire Protection.*
- (c) *Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.*
- (d) *CAL FIRE: California Department of Forestry and Fire Protection.*
- (e) *Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.*
- (f) *Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.*
- (g) *Development: As defined in section 66418.1 of the California Government Code.*
- (h) *Director: Director of the Department of Forestry and Fire Protection or their designee.*
- (i) *Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.*
- (j) *Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.*
- (k) *Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.*
- (l) *Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.*
- (m) *Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.*
- (n) *Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.*
- (o) *Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.*
- (p) *Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.*
- (q) *Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.*
- (r) *Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.*
- (s) *Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.*
- (t) *Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.*
- (u) *Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.*
- (v) *One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.*

- (w) *Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.*
- (x) *Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.*
- (y) *Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.*
- (z) *Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.*
- (aa) *Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:*
 - (1) *access for emergency wildland fire equipment,*
 - (2) *safe civilian evacuation,*
 - (3) *signing that avoids delays in emergency equipment response,*
 - (4) *available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and*
 - (5) *fuel modification sufficient for civilian and fire fighter safety.*
- (bb) *Shoulder: A vehicular pathway adjacent to the Traffic Lane.*
- (cc) *State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.*
- (dd) *Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.*
- (ee) *Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.*
- (ff) *Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.*
- (gg) *Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.*
- (hh) *Turnout: A widening in a Road or Driveway to allow vehicles to pass.*
- (ii) *(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.*
- (jj) *Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.*
- (kk) *Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.*
- (ll) *Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.*
- (mm) *Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).*
- (nn) *Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.*

[California Code of Regulations, Title 14, Division 1.5, §1270.02] Purpose.

- (a) *Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).*
- (b) *The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.*
- (c) *These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.*

[California Code of Regulations, Title 14, Division 1.5, §1270.03] Scope.

- (a) *Subchapter 2 shall apply to:*
 - (1) *the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021, within the VHFHSZ, except as set forth below in subsection (b).*

- (2) *the siting of newly installed commercial modular, manufactured homes, mobile homes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;*
- (3) *all tentative and parcel maps or other Developments approved after January 1, 1991; and*
- (4) *applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.*
- (b) *Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991, for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.*
- (c) *Affected activities include, but are not limited to:*
 - (1) *permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);*
 - (2) *application for a Building permit for new construction not relating to an existing Structure;*
 - (3) *application for a use permit;*
 - (4) *Road construction including the construction of a Road that does not currently exist, or extension of an existing Road.*
- (d) *The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.*

[California Code of Regulations, Title 14, Division 1.5, §1270.04] Provisions for Application of These Regulations.

This Subchapter shall be applied as follows:

- (a) *the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July 1 2021, the VHFHSZ.*
- (b) *the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.*
- (c) *the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.*

[California Code of Regulations, Title 14, Division 1.5, §1270.05] Local Regulations.

- (a) *Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.*
- (b) *A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.*
- (c) *A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.*
- (d) *Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, building construction shall comply with the State Minimum Fire Safe Regulations.*

[California Code of Regulations, Title 14, Division 1.5, §1270.06] Inspections.

Inspections shall conform to the following requirements:

- (a) *Inspections in the SRA shall be made by:*
 - (1) *the Director, or*
 - (2) *Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or*
 - (3) *Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).*
- (b) *The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:*
 - (1) *The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.*
 - (2) *The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.*
 - (3) *The Local Jurisdiction consents to the delegation of inspection authority.*

- (4) *The Director may revoke the delegation at any time.*
- (5) *The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.*
- (c) *Inspections in the VHFHSZ shall be made by the Local Jurisdiction.*
- (d) *Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.*
- (e) *Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.*
- (f) *When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.*

[California Code of Regulations, Title 14, Division 1.5, §1270.07] Exceptions to Standards.

- (a) *Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.*
- (b) *Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.*
At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.
- (c) *Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.*
- (d) *Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.*
- (e) *If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.*

[California Code of Regulations, Title 14, Division 1.5, §1270.08] Distance Measurements.

All specified or referenced distances are measured along the ground unless otherwise stated.

1.12.2 Agency Identification.

The provisions of this code applicable to wildland-urban interface areas identified in Section 1.14 will be identified in the text with a tagline in square brackets.

DIVISION II SCOPE AND ADMINISTRATION

User note:

About this chapter: Chapter 1 establishes the limits of the applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—General Provisions (Sections 101–102) and Part 2—Administration and Enforcement (Sections 103–113). Section 101 identifies which buildings and structures come under its purview and references other *California Codes* as applicable.

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

Section 105 was revised and relocated to Section 104 for the 2024 edition.

PART 1—GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. Article 4 of this ordinance shall be known as the “Ventura County Wildland-Urban Interface Code”, may be cited as such, and will be referred to herein as “this Code”.

[A] 101.2 Scope. *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface (WUI) Area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

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

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

The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

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

Section 101.3.1 and 101.3.1.1 as modified by the OSFM Emergency Regulations October 15, 2025:

101.3.1 Application. *New buildings and structures with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings, located in any of the following:*

- 1. All lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA)*
- 2. Lands in Local Responsibility Area (LRA) identified by the State Fire Marshal as High or Very High Fire Hazard Severity Zone.*
- 3. Land designated as a High or Very-High Fire Hazard Severity Zone by cities and other local agencies.*
- 4. Land designated as a Wildland-Urban Interface Area by cities and other local agencies.*

Exceptions:

- 1. Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
- 2. Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.*
- 3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
- 4. New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*

101.3.1.1 was deleted by OFSM.

[A] 101.4 Retroactivity.

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

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

[A] 101.5 Additions or alterations.

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

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

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

[A] 101.6 Maintenance.

Buildings, structures, landscape materials, vegetation, defensible space, or other devices or safeguards required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials, and vegetation.

SECTION 102 APPLICABILITY

[A] 102.1 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

[A] 102.2 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

[A] 102.3 Application of references.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Article 4, Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Article 4, Sections 102.41. and 102.4.2. Where references are made to California, International or Uniform version of a particular code, those references shall mean the California version of the code adopted under the California Buildings Standards Code unless otherwise specified.

[A] 102.4.1 Conflicts.

Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall govern.

[A] 102.4.2 Provisions in referenced codes and standards.

Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

[A] 102.5 Subjects not regulated by this code.

Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances, or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the code official to determine compliance with codes or standards for those activities or installations within the code official’s jurisdiction or responsibility.

[A] 102.6 Matters not provided for.

Requirements that are essential for the public safety of an existing or proposed activity, building, or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety, and general welfare.

[A] 102.7 Partial invalidity.

In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.8 Existing conditions.

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

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE AGENCY

103.1 General. The Fire Prevention Bureau is established within the jurisdiction under the direction of the fire chief. The function of the Bureau shall be the implementation, administration, and enforcement of the provisions of this code.

[A] 103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors, and other employees. Such employees shall have powers as delegated by the code official.

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL

[A] 104.1 Powers and duties of the code official.

The code official is hereby authorized to enforce the provisions of this code.

[A] 104.2 Determination of compliance.

The code official shall have the authority to determine compliance with this code, to render interpretations of this code, and to adopt policies and procedures in order to clarify the application of this code’s provisions. Such interpretations, policies, and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2.1 Technical assistance.

To determine compliance with this code, the code official is authorized to require the owner, the owner's authorized agent, or the person in possession or control of the building or premises to provide a technical opinion and report.

[A] 104.2.1.1 Cost.

A technical opinion and report shall be provided without charge to the jurisdiction.

[A] 104.2.1.2 Preparer qualifications.

The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by and bear the stamp of, a registered design professional.

[A] 104.2.1.3 Content.

The technical opinion and report shall analyze the properties of the design, operation, or use of the building or premises, the facilities and appurtenances situated thereon, and fuel management to identify and propose necessary recommendations.

[A] 104.2.1.4 Tests.

Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Tests shall be performed by a party acceptable to the code official.

[A] 104.2.2 Alternative materials, design, and methods.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved.

[A] 104.2.2.1 Approval authority.

An alternative material, design, or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

[A] 104.2.2.2 Application and disposition.

Where required, a request to use an alternative material, design, or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design, or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

[A] 104.2.2.3 Compliance with code intent.

An alternative material, design, or method of construction shall comply with the intent of the provisions of this code.

[A] 104.2.2.4 Equivalency criteria.

An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

[A] 104.2.2.5 Tests.

Tests conducted to demonstrate equivalency in support of an alternative material, design, or method of construction application shall be of a scale that is sufficient to predict the performance of the end-use configuration. Such tests shall be performed by a party acceptable to the code official.

[A] 104.2.2.5.1 Fire tests.

Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design, or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end-use configuration. Tests shall be performed by a party acceptable to the code official.

[A] 104.2.2.6 Reports.

Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

[A] 104.2.2.6.1 Evaluation reports.

Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternative material, design, or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and where required, provided to the code official.

[A] 104.2.2.6.2 Other reports.

Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by and bear the stamp of, a registered design professional.

[A] 104.2.2.7 Peer review.

The code official is authorized to require the submittal of a peer review report in conjunction with a request to use an alternative material, design, or method of construction, prepared by a peer reviewer that is approved by the code official.

[A] 104.2.3 Modifications.

Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases provided that the code official shall first find that one or more special individual reasons make enforcement of the strict letter of this code impractical, that the modification is in conformance to with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

[A] 104.3 Applications and permits.

The code official is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of this code.

[A] 104.4 Right of entry.

Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary or in violation of this code that makes such building or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or to perform the duties imposed by this code. If such structure or premises is occupied, the code official shall present proper credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the structure or premises and request entry. If such entry is refused, then the code official shall have recourse to every remedy provided by law to secure entry.

[A] 104.4.1 Warrant.

Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent or occupant or person having charge, care, or control of the structure or premises, shall not fail or neglect, after a proper request is made as herein provided, to permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

[A] 104.5 Identification.

The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The Fire Code Official is authorized to issue such notices or orders as are required to affect compliance with this Code in accordance with Section 110 and California Health & Safety Code Sections 13870 and 13872.5.

104.6.1 Citations. The Fire Code Official and his or her authorized representatives shall have the authority to issue citations for violations of this Code in accordance with Section 110, Article 3 Appendix U, and California Health & Safety Code Section 13872.

[A] 104.7 Official records.

The code official shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence unless otherwise provided by other regulations.

[A] 104.7.1 Approvals.

A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.2 Inspections.

The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

[A] 104.7.3 Code alternatives and modifications.

Application for alternative materials, design, and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be officially recorded in the permanent records of the code official.

[A] 104.7.4 Tests.

The code official shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

[A] 104.7.5 Fees.

The code official shall keep a record of fees collected and refunded in accordance with Section 108.

104.8 Liability. The Fire Code Official or any authorized representative and each member of the board of appeals, charged with the enforcement of this Code, acting in good faith and without malice in the discharge of his or her duties, shall not thereby render himself or herself personally liable for any damage that may accrue to Persons or property as a result of any act or omission in the discharge of such duties. The Fire District shall defend and indemnify the Fire Code Official or any authorized representative or member of the board of appeals against any suit brought against such Person because of such act or omission performed by such Person in the enforcement of any provision of this Code or other pertinent laws or ordinances implemented through the enforcement of this Code.

It is the intent of the Board of Directors to establish minimum standards for the protection of the public health, safety, and welfare. This Code shall not be construed to establish standards of performance, strength, or durability other than those specified. Neither this Code nor any service rendered in connection with or pursuant to its terms by Fire District or County officers, inspectors, agents or employees is intended to be nor shall be construed against the Fire District or any of its officers, inspectors, agents, or employees as the basis for any express or implied warranty or guarantee to any Person relative to or concerning any Structure or part, portion, or appurtenance thereto or thereof constructed, erected, altered, enlarged, repaired, moved, replaced, or removed pursuant to this Code or any permits because any Structure or portion thereof erected, constructed, altered, enlarged, repaired, moved, replaced, or removed, or any appliances installed, maintained, repaired or replaced hereunder does not meet the standards prescribed herein, or does not meet any other standards prescribed elsewhere as to performance, strength, durability or other characteristics.

This Code shall not be construed to relieve from or lessen the responsibility of any Person owning, operating, or controlling any Building or Structure for any damages to Persons or property caused by defects, nor shall the Fire District or the County be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates of inspection issued under this Code.

[A] 104.9 Approved materials and equipment.

Materials, equipment, and devices approved by the code official shall be constructed and installed in accordance with such approval.

[A] 104.9.1 Material and equipment reuse.

Materials, equipment, and devices shall not be reused unless such elements have been reconditioned, tested, and placed in good and proper working condition and approved.

[A] 104.10 Other agencies.

When requested to do so by the code official, other officials of this jurisdiction shall assist and cooperate with the code official in the discharge of the duties required by this code.

SECTION 105 PERMITS

[A] 105.1 General.

Where not otherwise provided in the requirements of the *California* Building Code or *California* Fire Code, permits are required in accordance with Sections 105.2 through 105.10.

105.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, removed, converted, demolished or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the code official.

For buildings or structures erected for temporary uses, see Article 4, Section A108.3.

A permit shall be obtained for the following activities, operations, practices or functions within a wildland-urban interface area:

1. Automobile wrecking yard.
2. Candles and open flames in assembly areas.
3. Explosives or blasting agents.
4. Fireworks.
5. Flammable or combustible liquids.
6. Hazardous materials.
7. Landscape and fuel modification zones.
8. Liquefied petroleum gases.
9. Lumberyards.
10. Motor vehicle fuel-dispensing stations.
11. Open burning.

12. Pyrotechnical special effects material.
13. Tents, canopies and temporary membrane structures.
14. Tire storage.
15. Welding and cutting operations.

[A] 105.3 Work exempt from permit.

Exemption from the permit requirements of this code *or in other Parts of Title 24* shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

[A] 105.4 Permit application.

To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice, or function to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work, activity, operation, practice, or function is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice, or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice, or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications, and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling, or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the code official.

[A] 105.4.1 Preliminary inspection.

Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises, and spaces or areas to be used.

[A] 105.4.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.5 Permit approval.

Before a permit is issued, the code official, or an authorized representative, shall review and approve permitted uses, occupancies, or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from the agencies or departments concerned.

[A] 105.6 Permit issuance.

The application, plans, specifications, and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications, and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified, or altered without authorization from the code official, and work regulated by this code shall be done in accordance with the approved plans.

[A] 105.6.1 Refusal to issue a permit.

Where the application or construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor.

[A] 105.7 Validity of permit.

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

[A] 105.8 Expiration.

On or after January 1, 2019, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 12 months after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. (See Health and Safety Code Section 18938.5 and 18938.6.)

[A] 105.9 Retention of permits.

Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

[A] 105.10 Revocation of permits.

Permits issued under this code can be suspended or revoked where it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses, or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittals. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Except as otherwise determined by the Fire Code Official, plans for the construction, alteration, repair, or conversion of Buildings or portions thereof which are classified as high-rise Buildings, Use Groups A, E, H, I, L and R occupancies, except Group R-3 occupancies, shall be submitted for review prior to obtaining a building permit. The Fire Code Official shall check for compliance with state and local laws and regulations that relate to fire and life safety.

Exception: The Fire Code Official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.

[A] 106.2 Information on plans and specifications.

Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations.

[A] 106.3 Site plan.

In addition to the requirements for plans in the *California Building Code*, site plans shall include topography, width, and percent of the grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings and site water supply systems. The code official is authorized to waive or modify the requirement for a site plan where the application for a permit is for alteration or repair or where otherwise warranted.

[A] 106.4 Vegetation management compliance.

Prior to the building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in Section 603, including California Public Resources Code 4291 or California Government Code Section 51182. Acceptable methods of compliance inspection and documentation shall be determined by the enforcing agency and shall be permitted to include any of the following:

1. *Local, state, or federal fire authority or designee authorized to enforce vegetation management requirements.*
2. *Enforcing agency.*
3. *Third-party inspection and certification authorized to enforce vegetation management requirements.*
4. *Property owner certification authorized by the enforcing agency.*

[A] 106.5 Fire protection plan.

Where required by the code official pursuant to Section 602, a fire protection plan shall be prepared and shall be submitted to the code official for review and approval as a part of the plans required for a permit.

[A] 106.6 Other data and substantiation.

Where required by the code official, the plans and specifications shall include the classification of fuel loading, fuel model light, medium, or heavy, and substantiating data to verify the classification of *fire-smart* vegetation.

[A] 106.7 Vicinity plan.

In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of lot lines, including other structures, slopes, vegetation, fuel breaks, water supply systems, and access roads.

[A] 106.8 Retention of plans.

One set of approved plans, specifications, and computations shall be retained by the code official for a period of not less than 180 days from the date of completion of the permitted work or as required by state or local laws; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress. *Refer to Building Standards Law, Health and Safety Code Sections 19850 and 19851 for permanent retention of plans.*

[A] 106.9 Examination of documents.

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

106.9.1 Approved documents. Construction documents approved by the Fire Code Official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the Fire Code Official shall not relieve the applicant of the responsibility of compliance with this Code.

[A] 106.10 Amended construction documents.

Work shall be installed in accordance with the approved construction documents, and changes made during construction that are not in compliance with the approved documents shall be resubmitted for approval as an amended set of construction documents.

[A] 106.11 Previous approvals.

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

[A] 106.12 Phased approval.

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

SECTION 107 TEMPORARY USES, EQUIPMENT AND SYSTEMS

[A] 107.1 General.

The code official is authorized to issue a permit for temporary uses, equipment, and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

[A] 107.2 Conformance.

Temporary uses, equipment, and systems shall conform to the requirements of this code as necessary to ensure health, safety, and general welfare.

107.3 Temporary service utilities.

The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 111.

[A] 107.4 Termination of approval.

The code official is authorized to terminate such permit for temporary uses, equipment, and systems and to order the same to be discontinued.

SECTION 108 FEES

[A] 108.1 Payment of fees.

A permit shall not be valid until the fees prescribed by law have been paid. An amendment to a permit shall not be released until the additional fee, if any, has been paid.

108.2 Schedule of fees. Fees for permits and services rendered pursuant to this Code shall be assessed as set forth in this Code, and in accordance with the latest Fire District Fee Schedule as established by the Board of Directors.

[A] 108.3 Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued. Where, in the opinion of the applicable governing authority, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the applicable governing authority. The applicable governing authority shall have the authority to adjust the final valuation for permit fees.

108.4 Work commencing before permit issuance. A Person who commences any work, activity, or operation regulated by this Code before obtaining the necessary permits and or approvals shall be subject to an investigation fee in accordance with Section 108.4.1.

108.4.1 Investigation fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then, or is subsequently, issued. The investigation fee shall be equal to the amount of the permit fee required by this Code and shall in no case be less than the minimum fees required by the latest Fire District Fee Schedule. The payment of such

investigation fee shall not exempt any Person from compliance with all applicable provisions of this Code or any of the codes adopted by reference hereby, nor from any penalty prescribed by law.

[A] 108.5 Related fees.

The payment of the fee for the construction, alteration, removal, or demolition of work done in connection to or concurrently with the work or activity authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

[A] 108.6 Refunds.

The applicable governing authority is authorized to establish a refund policy.

108.7 Delinquent fees. The following shall apply to any delinquent fee due.

108.7.1 Penalties. A penalty of ten percent (10%) shall be added to any delinquent fines on the last day of each month more than 15 days after the due date. The penalty shall not exceed fifty percent (50%) of the original fee due.

108.7.2 Interest. In addition to penalties provided by this Section, delinquent fees will accrue interest at the rate of one percent (1%) per month, exclusive of penalties, from the due date.

108.7.3 Legal means. The Fire District may use all legal means to collect any past due fees should a permittee or property owner fail to pay the fine in a timely manner.

SECTION 109 INSPECTION AND ENFORCEMENT

[A] 109.1 Inspection.

Inspections shall be in accordance with Sections 109.1.1 through 109.1.4.3.

[A] 109.1.1 General.

Construction or work for which a permit is required by this code shall be subject to inspection by the code official and such construction or work shall remain visible and able to be accessed for inspection purposes until approved by the code official. It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. Where required by the code official, a survey of the lot shall be provided to verify that the mitigation features are provided and that the building or structure is located in accordance with the approved plans.

[A] 109.1.2 Authority to inspect.

The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

[A] 109.1.2.1 Approved inspection agencies.

The code official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

[A] 109.1.2.2 Inspection requests.

It shall be the duty of the holder of the permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

[A] 109.1.2.3 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

[A] 109.1.3 Reinspections.

To determine compliance with this code, the code official can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made. Reinspection fees can be assessed where the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the code official. To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

[A] 109.1.4 Testing.

Installations shall be tested as required in this code and in accordance with Sections 109.1.4.1 through 109.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the code official.

[A] 109.1.4.1 New, altered, extended or repaired installations.

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

[A] 109.1.4.2 Apparatus, instruments, material and labor for tests.

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

[A] 109.1.4.3 Reinspection and testing.

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

[A] 109.2 Enforcement.

Enforcement shall be in accordance with Sections 109.2.1 and 109.2.2.

[A] 109.2.1 Authorization to issue corrective orders and notices.

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

[A] 109.2.2 Service of orders and notices.

Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address. Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

[A] 109.3 Compliance with orders and notices.

Compliance with orders and notices shall be in accordance with Sections 109.3.1 through 109.3.8.

[A] 109.3.1 General compliance.

Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant, or other person responsible for the condition or violation to which the corrective order or notice pertains. If the building or premises are not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

[A] 109.3.2 Compliance with tags.

A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 109.3.1.

[A] 109.3.3 Removal and destruction of signs and tags.

A sign or tag posted or affixed by the code official shall not be mutilated, destroyed, or removed without authorization by the code official.

[A] 109.3.4 Citations.

Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises, or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

[A] 109.3.5 Unsafe conditions.

Buildings, structures, or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal, pursuant to applicable state and local laws and codes.

[A] 109.3.5.1 Record.

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 109.3.5.2 Notice.

Where an unsafe condition is found, the code official shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the code official within a stipulated time, acceptance or rejection of the terms of the order.

[A] 109.3.5.2.1 Method of service.

Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

[A] 109.3.5.3 Placarding.

Upon failure of the owner, the owner's authorized agent, or the person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the word

“UNSAFE” and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

[A] 109.3.5.3.1 Placard removal.

The code official shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the code official shall be subject to the penalties provided by this code.

[A] 109.3.5.4 Abatement.

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

[A] 109.3.5.5 Summary abatement.

Where conditions exist that are deemed hazardous to life and property, the code official is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

[A] 109.3.5.6 Evacuation.

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

[A] 109.3.6 Prosecution of violation.

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

109.3.7 Violation penalties. Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erect, install, alter, repair or do work in violation of the approved construction documents or any directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, and from which violation no appeal has been taken, or who fail to comply with any order affirmed or modified by the Board of Appeals within the time fixed therein, shall severally for each and every such violation and noncompliance, respectively, be subject to the criminal sanctions set forth in Health and Safety Code Section 13871. Each numbered portion of this Code, such as Section 109.3, is deemed to be a separate section. In addition, the Fire Code Official may use the provisions of Article 3, Appendix U, Administrative Citations. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All violators shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each Day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

109.3.7.1 Unlawful acts.

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

109.3.7.2 Notice of violation.

The code official is authorized to serve a notice of violation or order on the person responsible for violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 109.3.8 Abatement of violation.

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

SECTION 110 CERTIFICATE OF COMPLETION

[A] 110.1 General. A building, structure, or premises shall not be used or occupied, and a change in the existing use or occupancy classification of a building, structure, premise or portion thereof shall not be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the *code official has determined* that the project is in compliance with this code. *The code official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this code. Issuance of a certificate of occupancy by the local building official for the proposed building shall be considered to indicate compliance with this code.*

[A] 110.2 Certificate of occupancy.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

Exceptions:

1. Certificates of occupancy are not required for work exempt from permits under Section 105.3.
2. Accessory structures.

[A] 110.3 Temporary occupancy.

The code official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The code official shall set a time period during which the temporary certificate of occupancy is valid.

[A] 110.4 Revocation.

The code official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, on the basis of incorrect information supplied, or where it is determined that the building or structure, premise or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 111 SERVICE UTILITIES

[A] 111.1 Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel, power, water system or sewer system to any building or system that is regulated by this code for which a permit is required until authorized by the code official.

[A] 111.2 Temporary connection.

The code official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, power, water system or sewer system for the purpose of testing systems or for use under a temporary approval.

[A] 111.3 Authority to disconnect service utilities.

The code official shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Sections 111.1 and 111.2. The code official shall notify the serving utility and, where possible, the owner or the owner's authorized agent and the occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner, the owner's authorized agent or the occupant of the building, structure, or service system shall be notified in writing as soon as practical thereafter.

SECTION 112 MEANS OF APPEAL

112.1 Board of Appeals established. In order to hear and decide appeals of orders or decisions made by the Fire Code Official relative to the application and interpretation of this Code, there shall be and is hereby created a Board of Appeals. The County Executive Officer shall provide staff services for the board. The Board of Appeals shall be appointed by the Fire District's Board of Directors and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent or better method of protection or safety is proposed, with the exception of the provisions dealing with the abatement of combustible and flammable materials in Article 4 of this ordinance. The board shall have no authority to waive the requirements of this Code or state law or interpret the administration of this Code. The board also shall have no authority to hear appeals regarding opinions provided to other governmental agencies by Fire District personnel (e.g., on projects currently under review by a planning commission, city council, board of supervisors, etc.).

112.3 Members and qualifications. The Board of Appeals shall consist of five members who are residents of the County of Ventura: a Fire Department member (not employed by the Fire District), a Licensed Architect, a Licensed Engineer, a Licensed General Contractor, and a member of the public at large. Each member must be qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions, or fire protection systems and are not employees of the Fire District.

112.4 Finality. The Fire Code Official shall take immediate action in accordance with the decision of the board. The Board of Appeals' decision shall be final, except in the case of appeals from other governmental entities. Such entities may appeal any adverse Board of Appeals' decision to the Fire District's Board of Directors.

SECTION 113 STOP WORK ORDERS

[A] 113.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

[A] 113.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

[A] 113.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

[A] 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE - MATRIX ADOPTION TABLE

CHAPTER 2 - DEFINITIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM		HC			D A			OSH PD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-2	T-19*	1	2	1/AC	AC	55	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1)																							
Chapter/ Section																							
201.3			X																				
Applicable Building			X																				
Defensible Space			X																				
Exterior Wall Assembly			X																				
Exterior Wall Covering			X																				
Fire Code Official			X																				
Fire Hazard Severity Zones			X																				
Fire Protection Plan			X																				
Fire-Smart Vegetation			X																				
Flame Spread Index			X																				
Fuel			X																				
Fuel Modification			X																				
Local Responsibility Area (LRA)			X																				
Rafter Tail/			X																				
Roof Eave			X																				
Roof Eave Soffit			X																				
State Responsibility Area(SRA)			X																				
Structure			X																				
Wildfire			X																				
Wildfire Exposure			X																				
Wildland-Urban Interface Area			X																				

* The California Code of Regulations (CCR), Title 19, Division 1 provisions that are found in the California Wild/and-Urban Interface Code are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: †
The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The California Code of Regulations (CCR), Title 14, Division 1.5 provisions that are found in the California Wild/and-Urban Interface Code are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 2 DEFINITIONS

User note:

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

SECTION 201 GENERAL

201.1 Scope.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability.

Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes.

Where terms are not defined in this code and are defined in *the California Building Code, California Existing Building Code, California Fire Code, California Electrical Code, California Mechanical Code or California Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

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

AGRICULTURE (*applicable to CCR, Title 14 provisions only*). Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances. [CCR Title 14 §1270.01(a)]

APPLICABLE BUILDING. A building that has residential, commercial, educational, institutional or similar occupancy type use.

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

[A] **APPROVED AGENCY.** An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

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

BUILDING (*applicable to CCR, Title 14 provisions only*). Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U. [CCR Title 14 §1270.01(c)]

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

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

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

COMBUSTIBLE FENCING. Any fencing material or installation that is not IGNITION-RESISTANT MATERIAL. Combustible fencing includes wood, plastic, and other petroleum-based fence materials.

COMBUSTIBLE MATERIAL. Includes seasonal and recurrent weeds, stubble, brush, dry grass, dry leaves, mulch, manure, tumbleweeds, rubbish, recyclable material, litter or flammable materials of any kind, including petroleum-based products.

CRITICAL FIRE WEATHER. As determined by the Fire Code Official, a set of weather conditions (usually a combination of low relative humidity, warmer temperatures and/or high winds) favorable to the ignition and the effect of which on fire behavior makes control of a fire difficult and threatens fire fighter and public safety. This includes "Red Flag Warnings" and "Fire Weather Watches" as issued by the National Weather Service.

DEAD-END ROAD *(applicable to CCR, Title 14 provisions only).* A road that has only one point of vehicular ingress/egress, including cul-de-sacs and roads that loop back on themselves. [CCR Title 14 §1270.01(e)]

DECK. A flat surface capable of supporting weight, similar to a floor, constructed outdoors and attached to or located within five (5) feet of a Structure, including porches, balconies, and stairs. A Patio on grade constructed of concrete, stone, or similar materials is not a deck.

DEFENSIBLE SPACE *See Sections 403.1.1 and 601.3.*

DRIVEWAY *(applicable to CCR, Title 14 provisions only).* A vehicular pathway route that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings. [CCR Title 14 §1270.01(i)]

[BG] DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

EXTERIOR WALL ASSEMBLY. *A system, including the exterior wall covering, framing, and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space, from the detrimental effects of the exterior environment.*

EXTERIOR WALL COVERING. *A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, fascias, gutters and leaders.*

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

FIRE CODE OFFICIAL. *The fire chief or other designated authority charged with the administration and enforcement of the California Fire Code, or a duly authorized representative.*

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

FIRE HAZARD SEVERITY ZONES. *Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled “State Responsibility Area Fire Hazard Severity Zones,” dated September 29, 2023.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for a Wildland-Urban Interface (WUI) area. It describes ways to minimize and mitigate *potential for loss from wildfire exposure*.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See “Critical fire weather.”

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FIRE-SMART VEGETATION. *Plants, shrubs, trees and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation, and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.*

[Note: The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation. (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book)]

[BG] FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 or UL 723.

FUEL. *Any combustible material, including petroleum-based products, cultivated landscape plants, Ornamental Landscape, grasses, weeds, and wildland vegetation.*

FUEL BREAK *(applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production. [CCR Title 14 §1270.01(n)]*

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of *nonfire-smart* vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories, and may include surface fuels or total fuels.

GREEN BELT. *(applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]*

GREENWAYS *(applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]*

HAMMERHEAD/T *(applicable to CCR, Title 14 provisions only). A “T” shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]*

HAZARDOUS FIRE AREA (HFA). Is land which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion and includes any location within 500 feet of a forest or brush, grass, or grain covered land, exclusive of small individual lots or Parcels of land located outside of a brush, forest, or grain covered area. Such areas are designated by the Fire Code Official. The Fire Code Official is authorized to utilize, as references, the definition of Wildland-Urban Interface (WUI), State SRA FHSZ maps, LRA FHSZ Maps designated pursuant to California Government Code, Sections 51175 through 51189, and the International Wildland-Urban Interface Code. Areas classified as a Hazardous Fire Area are designated as a WUI area for purposes of this code.

HAZARDOUS LAND USE (*applicable to CCR, Title 14 provisions only*). A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]

HAZARDOUS MATERIALS. As defined in the *California Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *California Building Code*.

HOME-HARDENING. A method of utilizing construction features, building materials, and maintenance practices intended to increase a building and structure's resistance to ignition from fire exposure, including direct flame contact, radiant heat, and embers.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from burning embers and small flames.

LADDER FUELS. Vegetative fuels which provide vertical continuity, thereby allowing fire to carry from surface fuels into the crowns of trees or shrubs with relative ease.

LOCAL RESPONSIBILITY AREA (LRA). Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also *State Responsibility Area (SRA)*.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE ROOF COVERING. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

ORNAMENTAL LANDSCAPE. All grasses, plants, trees, and other vegetation installed by a property owner. This is usually for aesthetic or privacy screening.

OUTBUILDING (applicable to CCR, Title 14 provisions only). Buildings or structures that are less than 120 square feet (11.15 m²) in size and not used for human habitation. An “Outbuilding” is not a “Building” or “Structure” as defined herein. [CCR Title 14 §1299.02(c)]

PUBLIC NUISANCE. The presence of Combustible Material on a Parcel that the Fire Code Official determines creates a fire hazard.

PEER REVIEW. An independent and objective technical review conducted by an approved third party.

RAFTER TAIL. The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

REGISTERED DESIGN PROFESSIONAL. An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

RESIDENTIAL UNIT (applicable to CCR, Title 14 provisions only). Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units. [CCR Title 14 §1270.01(w)]

RIDGELINE (topography) (applicable to CCR, Title 14 provisions only). The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds. [CCR Title 14 §1270.01(x)]

ROAD (applicable to CCR, Title 14 provisions only). A public or private vehicular pathway to more than four (4) residential units, or to any industrial or commercial occupancy. [CCR Title 14 §1270.01(y)]

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

ROOF COVERING SYSTEM. See “Roof assembly.”

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

ROOF EAVE. The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either “open” or “enclosed.” Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

ROOF EAVE SOFFIT. An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STATE RESPONSIBILITY AREA (SRA). Lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

STRATEGIC RIDGELINE (applicable to CCR, Title 14 provisions only). A ridgeline identified pursuant to Title 14 §1276.02(a) that may support fire suppression activities or where the preservation of the ridgeline as undeveloped would reduce fire risk and improve fire protection. [CCR Title 14 §1270.01(dd)]

[A] STRUCTURE. That which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

[Z] SUBDIVISION. The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNDEVELOPED RIDGELINE (applicable to CCR, Title 14 provisions only). A ridgeline with no building. [CCR Title 14 §1270.01(ii)]

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

VEGETATION. Means all plants, including trees, shrubs, grass, and perennial or annual plants.

VERTICAL CURVE (applicable to CCR, Title 14 provisions only). A curve at a high or low point of a road that provides a gradual transition between two road grades or slopes. [CCR Title 14 §1270.01(kk)]

WILDFIRE. An uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.

WILDFIRE EXPOSURE. One or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND-URBAN INTERFACE AREA. A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the Fire Code Official to be at a significant risk from wildfires including Hazardous Fire Areas.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE- MATRIX ADOPTION TABLE

CHAPTER 3 - WILDLAND-URBAN INTERFACE AREAS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM		HCD			DSA		OSHPD						ESCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4	S								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter/ Section																							
301.1			X																				
301.2			X																				
302.1			X																				
302.2			X																				

- The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wild/and-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.
- The state agency does not adopt sections identified by the following symbol: †
- The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.
- The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wild/and-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS

User note:

About this chapter: Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction, *mapping of the area, periodic review and updates.*

SECTION 301 GENERAL

301.1 Scope.

The provisions of this chapter provide methodology to establish wildland-urban interface areas *in accordance with California Public Resources Code (PRC) and California Government Code (GC).*

301.2 Purpose.

The purpose of this chapter is to classify lands in the state in accordance with the level of fire hazard present for the purpose of identifying measures that will retard the rate of spread, and reduce the potential intensity, of uncontrolled fires that threaten to destroy resources, life or property, and to require that those measures be taken.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Mapping. *The State Fire Marshal shall classify lands into Fire Hazard Severity Zones in accordance with California Public Resources Code, Sections 4201 through 4204 for State Responsibility Areas and in accordance with Government Code, Sections 51175 through 51189 for Local Responsibility Areas. The State Fire Marshal shall designate areas in the state as fire hazard severity zones and assign each zone based on the severity of fire hazard that is expected to prevail in those areas. Each fire hazard severity zone shall embrace relatively homogeneous lands, and the classification shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

302.2 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 302.1 on a 5-year basis or more frequently as deemed necessary by the legislative body. *The State Fire Marshal shall periodically review the areas in the state identified as fire hazard severity zones, and as necessary, shall make recommendations relative to fire hazard severity zones. This review shall coincide with the review of state responsibility area lands every five years and, when possible, fall within the time frames for the county's general plan update.*

302.3 Local responsibility area fire hazard severity zone maps. The current Local Responsibility Area (LRA) Fire Hazard Severity Zone (FHSZ) maps are those adopted under VCFPD Ordinance No. 33 and entitled “VCFD Local Responsibility Area Fire Hazard Severity Zones”.

302.4 Interim changes to fire hazard severity zones. When State and Local Responsibility Area change prior to the next adoption of FHSZ maps by the State Fire Marshal or the Local Agency, interim changes to the FHSZ maps shall be in accordance with VCFPD Ordinance No. 33.

302.5 Local hazardous fire areas. Local Hazardous Fire Areas (HFA) shall be determined by the Fire Code Official. The Fire Code Official will be guided by the definition of Hazardous Fire Area. Updates to the HFA will be at the direction of the Fire Code Official. The HFA map and GIS layers will be known as the “VCFD Local Hazardous Fire Area”.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE - MATRIX ADOPTION TABLE

CHAPTER 4 - WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC- CG	SFM		HCD			D5A		OSHPD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC
			T-2	T-19	1	2	1/AC	AC	55	1	1R	2	3	4								
Adopt Entire Chapter																						
Adopt Entire Chapter as amended (amended sections listed below)			X																			
Adopt only those sections that are listed below																						
[California Code of Regulations, Title 19, Division I]																						
Chapter/ Section																						
402			t																			
402.1.1			X																			
402.1.2			X																			
402.1.2.1			X																			
402.2.1			X																			
402.2.2			X																			
402.3			X																			
404.1			X																			
404.2			X																			
404.4			X																			
404.5			X																			
404.6 <i>Reserved</i>			X																			
404.7			X																			
404.8			X																			

- The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wild/and-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division I remain the same.
The state agency does not adopt sections identified by the following symbol: t
The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.
- The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wild/and-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's Convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

User note:

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

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

SECTION 401 GENERAL

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

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

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

SECTION 402 APPLICABILITY

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

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *California Fire Code; and California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 2*; Article 3, Appendix D of this ordinance; and access requirements in accordance with Article 4, Section 403 of this ordinance.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with *Section 507 of the California Fire Code, California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4*; Article 3, Appendix B of this ordinance; and Article 4, Section 404 of this ordinance.

402.1.2.1 Parcel map approval. *Water supply requirements shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction.*

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

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *California Fire Code and California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Subsection 1273*; Article 3, Appendix D of this ordinance; and Article 4, Section 403 of this ordinance.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with *California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 4; California Fire Code Section 507*; Article 3, Appendix B of this ordinance; and Article 4, Section 404 of this ordinance.

402.3 Existing conditions. Existing buildings shall be provided with address markers in accordance with Section 403.2.4 and 403.2.5. Existing roads and fire protection equipment shall be provided with markings in accordance with Sections 403.4 and 404.8, respectively.

SECTION 403 ACCESS

USER NOTE: *The standards in Article 4, Section 403 applicable to roads shall not apply to roads used solely for agriculture; mining; or the management of timberland or harvesting of forest products unless the road serves as access for a building. [CCR, Title 14 §1270.03(d)]*

403.1 General. All access roads and driveways, whether public or private, shall be in accordance with Article 3, Appendix D.

CWUIC Sections 403.1.1 through 403.1.10 are deleted.

SECTION 404 WATER SUPPLY

404.1 General. An approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 Required water supply. *An approved water supply capable of supplying the required fire flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code and Article 3, Appendix B of this ordinance.*

404.3 Draft sites. Approved draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

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

404.3.2 Pumper access points. The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the fire code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, and Article 3, Appendix C of this ordinance, as applicable.*

404.5 Adequate water supply. *Fire-flow requirements shall be determined in accordance with Appendix B or BB of the California Fire Code, and Article 3, Appendix B of this ordinance, as applicable.*

404.6 [RESERVED]

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

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions. *Each fire hydrant and access to a water supply shall be identified in accordance with one of the following:*

1. *Where located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches (73 mm) shall be located on the driveway address sign and mounted on a fire-retardant post.*
2. *Where located along an access road:*
 - 2.1 *A reflectorized blue marker, with a minimum dimension of 3 inches (73 mm), shall be mounted on a fire-retardant post. The signpost shall be within 3 feet (914 mm) of said fire hydrant with the sign no less than 3 feet (914 mm) nor greater than 5 feet (1524 mm) above ground, in a horizontal position and visible from the driveway.*
 - 2.2 *As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.*

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards.

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

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Standby power shall be provided to pumps, controllers and related electrical equipment so that stationary water supply facilities within the wildland-urban interface area that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section 2702 of the *California* Building Code, and Section 1203 of the *California* Fire Code. The standby power source shall be capable of providing power for not less than 2 hours.

Exceptions:

1. Where approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS

Chapter 5 is not adopted by VCFPD Ordinance 34. Please contact your local building department for requirements.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE - MATRIX ADOPTION TABLE

CHAPTER 6 - FIRE PROTECTION REQUIREMENTS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	B5C	B5C- CG	5FM		HC			D5A			05 PD					B5CC	DPH	AGR	DWR	CEC	CA	SL	5LC
			T-2	T-19*	1	2	1/AC	AC	55	1	1R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter/ Section																							
601.1			X																				
601.2			X																				
601.3			X																				
602.1 - 602.3.2			X																				
603.1 - 603.4.2.1			X																				
604.1			X																				
604.2 - 604.4			X																				
606.1			X																				
606.3			X																				
607.1			X																				
610			X																				
611			X																				
612			X																				

* The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wild/and-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability, and appeals procedures of CCR, Title 19, Division 1 remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wild/and-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 6 FIRE PROTECTION REQUIREMENTS

USER NOTE: About this chapter: *In addition to the building construction requirement in the California Building Code and California Residential Code, this chapter contains requirements for development and construction in Local Responsibility Areas (LRA) designated as Very High Fire Hazard Severity Zones and areas designated by the State Fire Marshal as State Responsibility Areas (SRA). While many of these provisions are found in Title 14 and Title 19 of the California Code of Regulations, they are replicated here for the code user. The local jurisdiction has the authority to apply the same regulations to LRA when the regulations are adopted by local ordinance.*

The requirements in this chapter reference criteria for evaluating existing subdivisions that are at significant fire risk and are without an adequate secondary egress; and criteria for fire safety provisions required in the Safety Element of a city or county General Plan.

Article 4, Chapter 6 of this ordinance is the local Vegetation Management Ordinance for the purposes of Civil Code Article 1.5 (Sections 1102 through 1102.19) within the jurisdictional boundaries of the Ventura County Fire Protection District (VCFPD).

The chapter includes mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures. These strategies are included in the following requirements:

- 1. Development of fire protection plans.*
- 2. Development of landscape plans and long-term vegetation management.*
- 3. Creation and maintenance of defensible space to protect structures and subdivisions.*

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within *Wildland-Urban Interface (WUI)* areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate *conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) Area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.* This chapter also provides requirements for defensible space within the boundaries of the Ventura County Fire Protection District.

601.3 Chapter 6 definitions. *When used in this chapter, the term listed below shall be defined as follows:*

DEFENSIBLE SPACE. *The buffer that landowners are required to create on their property between a “Building or Structure” and the plants, brush and trees or other items surrounding the “Building or Structure” that could ignite in the event of a fire. [CCR Title 14 §1299.02(a)]*

601.4 Cost. The cost of any fire protection plan, Fuel Modification Plan and vegetation management/landscape plan preparation and review required by this chapter shall be the responsibility of the applicant.

SECTION 602 FIRE PROTECTION PLANS

602.1 General. *A fire protection plan shall be submitted to the Fire Code Official for any proposed subdivision of land, or building project, when located in a WUI area.*

The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration and reducing the impact on the community’s fire protection delivery system.

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist or similar specialist acceptable to the fire code official and shall analyze the wildfire risk of the building, project, premises or region to recommend necessary changes.

Exception: A single-family dwelling (Group R-3 Occupancy) when located on an existing legal parcel.

602.2 Contents. *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, and climatic and fire history.*

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage, water supply, in addition to fuel reduction, in accordance with Public Resources Code (PRC) 4290, this Code, and Article 3, Appendix D of this ordinance, as periodically amended; the defensible space requirements in accordance with PRC 4291, Government Code 51182, and Article 4, Sections 603 and 604 of this ordinance; and the applicable building codes and standards for wildfire safety. The plan shall identify proposed mitigation measures to address the project's specific wildfire risk. The fire protection plan shall include at minimum the following items:

1. *Total size of the project.*
2. *Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads and parks.*
3. *A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying the fuel modification zone boundaries.*
4. *A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:*
 - a. *The plant life-form;*
 - b. *The scientific and common name; and*
 - c. *The expected height and width for mature growth.*
 - d. *Identification of irrigated and non-irrigated zones.*
 - e. *Identification of existing vegetation proposed to remain.*
 - f. *Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground Fuels, Ladder Fuels, and dead trees, and the thinning of live trees.*
5. *Methods and timetables for controlling, changing, or modifying areas on the property.*
6. *Requirements for vegetation reduction around emergency access and evacuation routes.*
7. *Identification of points of access for equipment and personnel to maintain vegetation in common areas.*
8. *Legally binding statements regarding community responsibility for maintenance of Fuel Modification Zones.*
9. *Legally binding statements to be included in covenants, conditions and restrictions regarding property owner responsibilities for vegetation maintenance.*

602.3 Project Information. *The fire protection plan shall be reviewed and approved prior to start of construction. For any proposed project subject to a discretionary review by the Planning Department where the project is located, a Fire Protection Plans shall be submitted for review and approval by the Fire Code Official prior to the discretionary approval.*

Section 602.3.1 is deleted.

Section 602.3.2 is deleted.

SECTION 603 VEGETATION PLAN

603.1 General. *Planting of vegetation for new and replacement landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.*

603.2 Application. *All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone, and WUI areas identified by the Fire Code Official, shall comply with Article 4, Sections 603.3 through 603.4.2.1.*

603.3 Landscape and Fuel Modification plans. *Landscape and Fuel Modification plans shall be submitted for any project located in a WUI area. The landscape and Fuel Modification plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.*

603.3.1 Contents. *Landscape plans shall contain the following:*

- 1. Delineation of the 5-foot (1524 mm) (Zone 0), 30-foot (9144 mm) (Zone 1) and 100-foot (30 480 mm) (Zone 2) fuel management 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 areas, and identification of all plant material symbols.*
- 5. Identification of ground coverings within the 30-foot (9144 mm) zone.*

603.4 Vegetation. *All new vegetation shall be fire-smart vegetation in accordance with this section and the requirements of Defensible Space and Fuel Modification Standards as is and approved by the Fire Code Official.*

To be considered fire-smart vegetation, it must meet at least one of the following as approved by the Fire Code Official:

- 1. Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.*
- 2. Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.*
- 3. Plants considered fire-smart vegetation and approved by the local enforcing agency.*

Section 603.4.1 is deleted.

Section 603.4.2.1 is deleted.

603.5 New prohibited plants. *Plants and trees listed in VCFD Prohibited Plant List or identified as “Target” (undesirable) plants and trees in VCFD Plant Reference Guide shall not be newly planted within any zone.*

603.6 Recorded notice and deed restriction. *Whenever new landscaping is installed, a covenant and deed restriction shall be recorded upon the parcel to ensure continued maintenance of the non-combustible Zone 0, Zone 1, and Zone 2 requirements, and to advise all future property owners of these requirements.*

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. *Vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

604.2 Application. *Buildings, structures, and parcels, located in the following areas shall maintain the required defensible space:*

- 1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).*
- 2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*
- 3. Land designated as a WUI area by the Fire Code Official.*

604.3 Requirements. *Vegetation and fuels around all buildings and structures shall be maintained and spaced at all times 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.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*
5. The requirements of Article 4, Appendix A of this ordinance, and the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

Should a conflict of any requirements occur, the most restrictive requirement shall prevail.

604.3.1 Retroactivity. When required by the Fire Code Official, or State Law, existing Defensible Space/Fuel Modification Zones (FMZ) shall require retrofitting, including thinning and/or removal of plants, trees, and vegetation, to meet this Code, the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official, or State Law. Upon notification by the Fire Code Official, and when approved, work to bring an existing Defensible Space and FMZ into compliance with this Code, and the Defensible Space and Fuel Modification Standards, may be done over a two to four (2-4) year period as determined by the Fire Code Official. A compliance plan prepared by the property owner may be requested for review and approval by the Fire Code Official.

604.3.2 Responsibility and costs. The responsibility to provide and maintain any required Defensible Space, including any associated costs, shall be that of the actual owner of the land, or portion of land, within the required 100-foot clearance zone except as indicated in Article 4, Section 604.3.2.1 or 604.3.3 of this ordinance.

604.3.2.1 County of Ventura road right-of-way. The responsibility and any associated costs for the clearing and providing the required Defensible Space or roadside clearance upon any County of Ventura road right-of-way (ROW), in the area between the back of curb, or back edge of any improved shoulder (graded or paved), shall be that of the actual owner of the land, or portion of land, abutting the ROW within the required 100-foot clearance zone from any building, or roadside clearance area. In cases where no road has been installed, the abutting property owners shall be responsible to the centerline of the ROW. Reference: Ventura County Ordinance Code Division 12, Chapter 7, Sections 12701 through 12703 (VC Ordinance No. 4355)

604.3.3 Private road parcels. The responsibility and any associated costs for the clearing and providing the required Defensible Space upon any private road parcel where no ownership can be established shall be that of the actual owner of the land, or portion of land, abutting the private road parcel to the centerline of the private road parcel.

Section 604.4 is deleted.

604.5 Disposal of fuels and vegetation. All Fuels and vegetation cut and/or removed to provide the required Defensible Space, including clearing of land for a new building, access roads and driveways, shall be disposed of in accordance with all applicable Federal, State, and Local Laws and Regulations. Cut and/or removed Fuels and vegetation shall not be relocated outside the required Defensible Space zone. Burning of Fuels and vegetation for disposal is prohibited.

604.6 Clearance of brush, vegetative growth and Combustible Material from Parcels. All Parcels declared a Public Nuisance shall be cleared entirely of Combustible Material. If the Fire Code Official determines this impractical, the provisions of Article 4, Section 604.7 may be used.

604.7 Clearance of Fuels or vegetative growth from Structures.

604.7.1 Structures. Any Person owning, leasing, controlling, operating, or maintaining any Building in, upon, or adjoining any WUI area, and any Person owning, leasing, or controlling any land adjacent to such Buildings, shall at all times maintain around and adjacent to such Building, an effective firebreak made by removing and clearing away, all Combustible Material on their property for a distance not less than 100 feet from all portions of the Building.

Distances may be increased by the Fire Code Official due to a site-specific analysis based on local conditions and when required, based on a Fire Protection Plan. This section shall not apply to single specimens or stands of protected species of trees, Ornamental Landscape or similar plants used in landscaping and ground covers, that are well-pruned,

maintained, and spaced, and do not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation or to interrupt the advance of embers toward a structure, and are in accordance with the requirements of Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

604.7.2 Timing for New Buildings and additions to Existing Buildings. The provisions of Article 4, Section 604.7 shall be completed prior to vertical construction of any New Building or addition to an Existing Building.

604.7.3 Detached accessory Buildings. Detached accessory Buildings are not subject to the clearance requirements of Article 4, Section 604.6 when all of the following apply:

1. The Building Area does not exceed 120 square feet when a building permit is not required by the local Building Department or 250 square feet when open on all sides.
2. The Building is setback a minimum of 50 feet from any other Building subject to the clearance requirements of Article 4, Section 604.7.1.
3. The Building does not contain any hazardous items or material/process requiring a fire code permit.
4. The area within 10 feet of the Building has been cleared to bare mineral earth. Vegetation more than 10 feet but less than 20 feet from the building shall be fire-smart vegetation.

604.7.4 Photovoltaic systems. The clearance requirements around freestanding photovoltaic systems and equipment shall comply with the following:

1. A minimum 10-foot clearance for clusters of panels not exceeding 1,500 square feet of combined panel area.
2. A minimum of 30-foot clearance for clusters of panels greater than 1,500 square feet of combined panel area.
3. Clusters shall be separated a minimum of 20 feet.
4. Panels and clusters shall be not located within 30 feet of any Building subject to clearance requirements of Article 4, Section 604 unless the clearance requirements of Article 4, Section 604 are provided as measured from the perimeter of the panel or cluster.

604.7.5 Prefabricated intermodal cargo steel storage containers used for storage. The clearance requirements of Article 4, Section 604.7.1 may be reduced to a minimum of 30 feet when all of the following apply:

1. The container does not exceed 320 square feet.
2. There are no alterations/modifications to the container, including, but not limited to, doors, windows, ventilation openings, etc.
3. There are no utilities connected to or serving the container.
4. The container is setback a minimum of 30 feet from any Building and 6 feet from other containers.
5. The container does not contain any hazardous items or any material/process requiring a fire code permit.
6. The under-floor area of the container is located on grade and is sealed to prevent intrusion of combustible vegetation, debris, and embers underneath the container.

604.8 Defensible Space clearance zones and requirements. The required 100-foot Defensible Space clearance is identified in three (3) distinct zones: Zone 0, 1, and 2. Additional clearance beyond the required 100-foot Defensible Space is identified as Zone 3.

604.8.1 Requirements. Defensible Space shall be in accordance with the requirements of the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official and the specific requirements for each zone listed in Article 4, Section 604.8.2 through 604.8.5.

604.8.2 Zone 0 purpose and location. Zone 0 reduces the likelihood of structure ignition by reducing the potential for direct ignition of the structure from flame contact, by embers that accumulate at the base of a wall, and/or indirect ignitions when embers ignite vegetation, vegetative debris, or other combustible materials located close to the structure that result in either a radiant heat and/or a direct flame contact exposure to the structure.

Zone 0 is the horizontal area within the first five (5) feet around the structure, including stairs, balconies, attached or adjacent decks, and outbuildings. Zone 0 is measured from the edge of a structure, attached or adjacent decks, patio covers, balconies, and floor projections above-grade. Zone 0 also includes the area on the roof of a building, and underneath and on top of attached decks, patio covers, balconies, and stair landings.

Advisory Notice: VCFPD has local Zone 0 requirements currently in effect for new Buildings and additions to existing Buildings. New State regulations for Zone 0 are currently under development by the State Board of Forestry and Fire Protection. Any State regulation more restrictive than this ordinance or the requirements of Defensible Space and Fuel Modification Standards, as issued and approved by the Fire Code Official, shall apply. This may require thinning and/or removal of plants, trees, and vegetation to meet State Law and regulations.

604.8.2.1 Non-Combustible Zone 0 for New Buildings, additions to Existing Buildings, and new or replacement landscape. Effective March 1, 2025, Fuels, including Combustible Materials and vegetation, are prohibited in Zone 0 for all New Buildings, additions to Existing Buildings, installation of new landscape, and refurbishment of existing landscape areas. The application date of Article 4, Section 604.2.8.1 shall be the later application date when any of the following occur:

1. Fire Department Clearance for a New Building or addition to an Existing Building.
2. Building permit for a New Building or addition to an Existing Building.
3. Landscape plans submitted for VCFPD review.
4. Landscape plans approved by VCFPD prior to March 1, 2025, but not installed.
5. Replacement of landscape when landscape plans are not required.

604.8.2.2 Additional requirements in Zone 0.

1. *New and existing tree canopies are prohibited within 10 feet of New Buildings, including the addition portion to Existing Buildings.*
Exception: Existing protected oak trees shall be trimmed to provide a minimum 5-foot clearance above the roof and 5 feet to the side of any New Building, or the addition portion to an Existing Building.
2. Landscaped roofs are prohibited.
3. Vegetation on and underneath decks is prohibited.
4. Vegetation on balconies is prohibited.
5. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
6. Planting boxes, including window boxes, shall not be attached to or located within 5 feet of the structure.
7. Artificial or synthetic grass is prohibited within Zone 0.
8. Vines and climbing plants are not allowed on structures, including decks, patio/shade structures, and any fences within 5 feet of a Building.
9. Combustible mulch and wood chips are prohibited.
10. Firewood is prohibited.
11. All fencing and gates shall be non-combustible. See Article 4, Section 604.11.

604.8.2.3 Zone 0 requirements for Buildings constructed prior to March 1, 2025.

604.8.2.3.1 Zone 0 restrictions. The following requirements apply within Zone 0 for all Existing Buildings with landscape installed prior to March 1, 2025:

1. No combustible landscape mulch or wood chips.
2. No firewood.
3. No vegetation underneath decks.
4. Other Combustible Materials underneath any deck, not part of the deck structure itself, shall be removed.
5. Roofs and gutters on Buildings shall be maintained free of any leaves, needles, or other vegetative Combustible Materials.
6. The vertical clearance distance for trees and vegetation above any roof shall be not less than 3 feet.

7. A minimum 3-foot clearance of trees and vegetation shall be provided to the side and above any eave or roof projection from the exterior wall of a Building. A minimum 3-foot clearance of trees and vegetation shall be provided below any eave or roof projection. This requirement also applies to any patio cover or other Building projections.
8. Artificial or synthetic grass is prohibited.
9. New trees are not allowed.
10. New or replacement landscaping shall comply with Article 4, Sections 604.8.1, 604.8.2.1, and 604.8.2.2.

604.8.2.3.2 Landscaped roofs. Landscape roofs are prohibited within a WUI area.

604.8.3 Zone 1 purpose and location. Zone 1 reduces the likelihood of fire burning directly to the structure. This is accomplished by modifying Fuels and creating a discontinuity between planting groups that limits the pathways for fire to burn to the structure and reduces the potential for near-to-building ember generation and radiant heat exposures. An additional purpose of this zone is to provide a defensible area for fire personnel to stage and take direct action.

Zone 1 is the area within 5-30 feet of structures and decks, with slopes not greater than 20 percent; 5-50 feet from Buildings and decks, when slopes are greater than 20 percent.

604.8.3.1 Zone 1 transitional area. Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet of Zone 0, 10 feet when slopes exceed 20 percent.

604.8.3.2 Requirements and allowable items. This is minimal planting zone and very limited trees of a fire-smart type with additional spacing provided. Plants and other vegetation shall be in accordance with Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

604.8.4 Zone 2 purpose and location. Zone 2 is designed to reduce the potential behavior of an oncoming fire in such a way as to drop an approaching fire from the crown of trees to the ground, reducing the flame heights, and the potential for ember generation and radiant heat exposure to structures. Additional benefits of the Zone 2 include facilitating direct defense actions and improving the function of Zones 0 and 1.

Zone 2 is the area from the outer edge of Zone 1 to 100 feet from structures and decks.

604.8.4.1 Plants and other vegetation shall be in accordance with Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

604.8.4.2 Spacing. Spacing of vegetation and trees at the outer edge of Zone 2 shall be based upon the height of the vegetation within Zone 2 or the adjacent area beyond the 100-foot zone, whichever provides for the greater spacing. This may require clearance outside the 100-foot zone or setting back vegetation and trees within Zone 2 away from the 100-foot line.

604.8.5 Zone 3 purpose and location. Zone 3 is considered a thinning zone and is any FMZ greater than 100 feet from structures and decks. When provided, either by conditions of development, voluntary by the property owner, or required by the Fire Department. This zone is more of a progressive thinning zone to lessen spread of fire as it approaches the primary FMZ adjacent to structures. The amount of fuel reduction and removal should take into consideration the type and density of fuels, aspect, topography, weather patterns, and fire history.

604.8.6 General requirements for Zone 0, 1, and 2.

604.8.6.1 All dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and tree needles shall be removed.

604.8.6.2 Mulch and wood chips within Zones 1 and 2. Use of combustible Mulch and wood chips shall be in accordance with the requirements of Application of Mulch and chips in Defensible Space Standards as issued and approved by the Fire Code Official.

604.8.6.3 Firewood. See Article 4, Section 607.

604.8.6.4 Clearance from chimney, stovepipe. Any portion of a tree or shrub that extends within 10 feet horizontally or vertically of a chimney outlet or stovepipe outlet shall be removed.

604.8.6.5 Trees. New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet from any combustible structure.

604.8.6.5.1 Tree spacing. The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 20 feet in Zone 1 and not less than 10 feet in Zone 2. Separation distance may be increased for slopes exceeding 20 percent. Required spacing is measured between trees at maturity.

604.8.6.5.2 Ground clearance of trees. Trees exceeding 6 feet in height shall be limbed up from the ground 6 feet or 1/3 the height of the tree, whichever is less.

Exception: Fruit trees when approved by the Fire Code Official.

604.8.6.5.3 Ground cover under tree canopy. When approved ground cover and shrubs are located underneath trees, the vertical clearance to the lowest branch of the tree canopy shall not be less than three times the height of the ground cover or shrub under or adjacent to the tree. The horizontal clearance shall be 3 feet from the trunk of the tree.

604.8.6.6 Continuous tree canopies.

604.8.6.6.1 New Structures. Continuous tree canopies are not allowed. Tree spacing shall be in accordance with the Defensible Space and Fuel Modification Standards as issued and approved by the Fire Code Official.

604.8.6.6.2 Existing Structures prior to April 1, 2019. Continuous tree canopies may be allowed as determined by the Fire Code Official but will require the complete removal of any understory and smaller trees to meet requirements for a shaded fuel zone. Any remaining trees shall be limbed up a minimum of 12 feet from the ground or 1/3 the tree height, whichever is less. The intent is to not allow a crown (canopy) fire to spread unchecked to a structure and to bring any crown fire down to the ground level prior to Zone 1.

604.8.6.7 Grasses. Natural or annual grasses shall be mowed to a maximum height of 3-inch stubble with clippings removed.

604.9 Fire protection equipment and utilities. The clearance requirements of Article 4, Sections 604.7 and 604.8 shall apply to communication site towers and their support Buildings; required fire protection water supplies, including water tanks, water supply pumps, and pump houses; and any other utility Structure as required by the Fire Code Official. The Fire Code Official may consider a reduced distance, not less than 30 feet, for communication site towers, water tanks, and Structures with no interior space, based upon a site risk assessment. Also see Article 4, Appendix A.

604.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, will grow within 10 feet of the energized conductors.

604.11 Fencing.

604.11.1 Scope. This section only applies to fences, including gates within the fencing, within 5 feet of Building(s), including Decks, (Zone 0) that are in the WUI area.

604.11.2 New fencing. New fencing and gates installed on or after January 1, 2023, shall be constructed of a non-combustible material.

604.11.3 Existing fencing. Fencing installed prior to January 1, 2023, may remain.

Exception: The entire fencing not parallel and within 5 feet of the Building, including gates within the fencing, shall be constructed of a non-combustible material when any portion of the existing fencing within 5 feet is being replaced. Fencing beyond 5 feet from the Building is not required to be replaced with non-combustible material.

SECTION 605 SPARK ARRESTORS

605.1 General.

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark 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 ½ inch (12.7 mm).

605.2 Net free area.

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

SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

606.1 General. The storage of liquefied petroleum gas (LP-gas) and the installation and maintenance of pertinent equipment shall be in accordance with the *California Fire Code*.

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

606.3 Clear Area.

LP-gas storage tanks shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from an LP-gas storage tank shall be fire-smart vegetation.

SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

607.1 General. Combustible Materials shall not be stored in unenclosed spaces beneath Buildings or Structures, or on Decks or under eaves, canopies, or other projections or overhangs. Firewood shall not be stored within Zone 0.

607.1.1 Firewood piles. The maximum amount of firewood storage for on-site consumption within Zones 1 and 2 shall not exceed 250 cubic feet. Each firewood pile shall not exceed 125 cubic feet and a maximum height of 4 feet. Firewood piles located in Zone 1 shall be completely enclosed in a secured, fire-resistant enclosure or material, and located a minimum of 5 feet from any Building. Exposed firewood piles in Zone 2 shall have a minimum clearance of 10 feet down to bare mineral soil in all directions. See Article 4, Appendix A for firewood storage exceeding 250 cubic feet.

607.1.2 Combustible Materials. Combustible Materials, other than vegetation, stored within Zones 1 and 2 shall not be stored so as to pose a hazard to any Building. Piles shall not exceed 100 square feet of area and a maximum height of 10 feet. Piles shall be separated by a minimum of 20-foot clear area.

607.2 Storage for off-site use. Firewood and Combustible Materials not for consumption on the premises shall not be stored within Zones 0, 1, and 2. See Article 4, Appendix A for storage requirements.

SECTION 608 BUILDING SITING AND SETBACKS

608.1 Intent.

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire. [CCR T14 §1276.00]

608.1.1 Restricted development setbacks. New Structures and additions to existing Structures shall not be constructed less than 100 feet from any protected habitat, whether on the same or adjacent Parcels, where the 100-foot Defensible Space required under Article 4, Section 604.7 cannot be provided, unless an alternate method of construction and protection is provided that can ensure the safety of the Structure and emergency responders as approved by the Fire Code Official. Protected habitat includes lands restricted from brush clearance or modification due to Federal or State listed endangered species. Protected habitat does not include sensitive habitat areas.

608.2 General. *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 for in Article 4, Section 608.2.1. [CCR T14 §1276.00(a)]* This section applies to new Tract and Parcel maps, new Buildings, and additions to Existing Buildings.

608.2.1 Setback reduction. *A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, 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 a combination of features such as, but not limited to:*

1. *Non-combustible block walls or fences; or*
2. *Non-combustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the building; or*
3. *Hardscape landscaping; or*
4. *A reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm).*
[CCR T14 §1276.01]

SECTION 609 RIDGELINES, FUEL BREAKS AND GREENBELTS

609.1 Ridgelines.

- (a) *The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:*
1. *Topography.*
 2. *Vegetation.*
 3. *Proximity to any existing or proposed residential, commercial, or industrial land uses.*
 4. *Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks.*
 5. *Ability to support effective fire suppression, and*
 6. *Other factors, if any, deemed relevant by the local jurisdiction.*
- (b) *Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.*
- (c) *New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).*
1. *New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.*
 2. *Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.*
 3. *Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.*
- (d) *The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.*
[CCR T14 §1276.02]

609.2 Fuel breaks.

When applications meet any of the following criteria, the local jurisdiction shall determine the need and location for fuel breaks in consultation with the fire authority:

- (1) The permitting or approval of three or more new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d); or*
 - (2) An application for a change of zoning increasing zoning intensity or density; or*
 - (3) An application for a change in use permit increasing use intensity or density.*
- [CCR T14 §1276.03(a)]*

609.2.1 Exposures.

Fuel breaks required by the local jurisdiction, in consultation with the fire authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to access routes, buildings, or infrastructure within the development. [CCR T14 §1276.03(b)]

609.2.2 Fire department access.

Fuel breaks shall have, at a minimum, one point of entry for fire fighters and any fire apparatus. The specific number of entry points and entry requirements shall be determined by the local jurisdiction, in consultation with the fire authority. [CCR T14 §1276.03(c)]

609.2.3 Location of fuel breaks.

Fuel breaks may be required at locations such as, but not limited to:

- (1) Directly adjacent to defensible space as defined by Title 14 CCR Section 1299.02 to reduce radiant and convective heat exposure and ember impacts, or support fire fighting tactics.*
 - (2) Directly adjacent to roads to manage radiant and convective heat exposure and ember impacts, increase evacuation safety, or support fire fighting tactics.*
 - (3) Directly adjacent to a hazardous land use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire fighting tactics.*
 - (4) Strategically located along ridgelines, in greenbelts, or other locations to reduce radiant and convective heat exposure and ember impacts, or support community level fire fighting tactics.*
- [CCR T14 §1276.03(d)]*

609.2.4 Timing.

Fuel breaks shall be completed prior to the commencement of any permitted construction. [CCR T14 §1276.03(e)]

609.2.5 Construction.

Fuel breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides. [CCR T14 §1276.03(f)]

609.2.6 Maintenance of fuel breaks.

Where a local jurisdiction requires fuel breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time. The mechanisms required shall be binding upon the property for which the fuel break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms. [CCR T14 §1276.03(h)]

609.2.7 Greenbelts, greenways, open spaces and parks.

Where a greenbelt, greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a fuel break, the space or relevant portion thereof shall conform with the requirements in California Code of Regulations, Title 14, Section 1276.03. [CCR T14 §1276.04]

609.2.7.1 Greenbelts. Subdivisions and other developments, which propose Greenbelts as a part of the development plan, shall locate the Greenbelts strategically, as a separation between wildland fuels and Structures. The locations shall be approved by the inspection authority.

609.2.7.2 Access to Greenbelts. A minimum of one (1) access point shall be provided to new Greenbelts at an approved location to allow for on-going maintenance and firefighter access. Additional access points shall be provided when required by the Fire Code Official.

SECTION 610 FIRE SAFE DEVELOPMENT REGULATIONS

610.1 General.

Pursuant to Public Resources Code, Section 4290, all residential, commercial and industrial building construction within state responsibility areas approved after January 1, 1991, and within lands classified and designated as an LRA Very High Fire Hazard Severity Zone, as defined in subdivision (i) of Section 51177 of the Government Code after July 1, 2021, shall comply with the SRA Fire Safe Development Regulations as specified in Title 14, Division 1.5, Chapter 7, Subchapter 2.

610.2 Subdivision map findings.

Pursuant to Government Code (GC), Section 66474.02, before approving a tentative map, or a parcel map for which a tentative map was not required, for an area located in an SRA or an LRA Very High Fire Hazard Severity Zone, as both are defined in GC Section 51177, a legislative body of a county, except as provided in GC Section 66474.02(c), shall make findings regarding compliance with the SRA Fire Safe Regulations and the availability of structural fire protection and suppression services. These findings and accompanying map shall be transmitted to the Board of Forestry and Fire Protection and comply with the requirements in Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 1.

SECTION 611 SUBDIVISION REVIEW SURVEY

611.1 Subdivision identification. *Pursuant to Public Resources Code Section 4290.5 and Title 14, Division 1.5, Chapter 7, Subchapter 1, Article 2, the Board, in consultation with the Office of the State Fire Marshal, shall survey local governments to identify existing subdivisions, as defined in Article 2, located in an SRA area or an LRA Very High Fire Hazard Severity Zone without a secondary egress route that is at significant fire risk.*

611.2 Fire safety recommendations. *The Board, in consultation with the Office of the State Fire Marshal and the local government that identified the subdivision, shall develop recommendations to improve the subdivision's fire safety. The Board shall provide the final recommendations to the local government that identified the subdivision and to the residents of the subdivision.*

611.3 Implementation. *The Board shall maintain a list of the subdivisions identified and the status of the implementation of the recommendations provided.*

611.4 Re-survey. *Beginning July 1, 2021, the Board shall conduct this survey every 5 years.*

SECTION 612 GENERAL PLAN SAFETY ELEMENT

612.1 General.

Pursuant to Government Code Section 65302(g)(3), the safety element of a city or county's General Plan shall be reviewed and updated as necessary to address the risk of fire for land classified as SRA, as defined in Section 4102 of the Public Resources Code, and land classified as an LRA Very High Fire Hazard Severity Zone, as defined in Section 51177.

612.2 Submission to the Board of Forestry and Fire Protection and local fire agencies.

Pursuant to Government Code Section 65302.5(b)(1), the draft element of, or draft amendment to, the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following: the adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas; or the adoption or amendment to the safety element of its general plan for each city or county that contains a Very High Fire Hazard Severity Zone as defined pursuant to subdivision (i) of Section 51177.

612.3 Review by the Board of Forestry and Fire Protection and local fire agencies.

The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and recommend changes to the planning agency within 60 days of its receipt regarding the requirements in Government Code Section 65302.5(b)(2). The review by the Board of Forestry and Fire Protection is governed by Title 14, Division 1.5, Chapter 7, Article 6.

612.4 Adoption of the safety element.

Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the council of a city shall consider the recommendations, if any, made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. The board of supervisors or city council shall respond to the Board of Forestry and Fire Protection and any local agency providing fire protection in compliance with Government Code Section 65302.5(b)(3) and (b)(4) and Title 14, Division 1.5, Chapter 7, Article 6.

613 Correction and Notices.

Correction of conditions. The Fire Code Official is authorized to give notice to the owner of the property on which conditions regulated by Article 4, Sections 604, 606, 607, and Appendix A, exist to correct such conditions. The Fire Code Official may use the provisions for notice, abatement and collection of costs as provided by Article 4, Sections 613 through 615.

613.1 Notice and prosecution. The Fire Code Official shall serve a written order upon the owner or possessor of a Parcel, when in the opinion of the Fire Code Official, a Public Nuisance exists thereon. The order shall direct such owner or possessor to remove or abate the Public Nuisance within ten (10) Days after such order is given. Every owner or possessor who fails or refuses to abate said Public Nuisance from such Parcel as ordered shall be guilty of a misdemeanor. Evidence that the current County of Ventura assessment roll shows real property assessed to a Person shall constitute prima facie evidence that such Person is the owner of such property.

613.1.1 Additional notices. The 10-Day abatement period shall not apply for any additional notices the Fire Code Official may issue to a property owner or possessor for abatement of the hazard identified in the original notice. A reduced abatement period may apply as indicated by the Fire Code Official on the additional notice. Additional notices may be posted upon the property in lieu of mailing.

614 Clearance Upon Default of Owner or Lessee.

614.1 Notice. The Fire Code Official may, instead of or in addition to following the procedure set forth in Article 4, Section 613, cause a notice to be mailed.

614.2 Mailed notice. If a notice is mailed, the Fire Code Official shall provide information specified in Article 4, Section 613 and shall include a description of the property according to that set forth on the County of Ventura assessment roll (Assessor Parcel Number – APN), to the last assessee of the property at the address given on said roll. The Fire Code Official shall also provide such notice, including description, to the Clerk of the Board of Directors three (3) Days prior to the Board hearing. The notice shall be mailed at least ten (10) Days before the Board of Directors meet to hear the report of the Fire Code Official regarding the alleged Public Nuisance. It shall be the responsibility of the owner of record in the current County of Ventura assessment roll to notify any new owner or possessor of the property of the notice that was received and forward the notice to the new owner or possessor of the property. It shall also be the responsibility of the current owner of record to notify the Fire District and the County of Ventura Assessor of this change in ownership in the manner specified by the County Assessor.

614.3 Hearing. At the time and place stated in the notices, the Board of Directors shall meet to hear the report of the Fire Code Official and any objections thereto. The Fire Code Official shall attend, inform the Board as to the alleged Public Nuisance, and supply the description of the Parcel upon which it exists, APN, and state what has been done in

order to give notice of the hearing according to the provisions of this Code. The Board may continue the hearing from time-to-time as it sees fit.

614.4 Seasonal and re-occurring. If the Board of Directors makes a finding of seasonal and re-occurring Combustible Materials upon the Parcel, no further public hearings are required before the Fire Code Official can issue a notice to abate the hazard and Article 4, Section 614.6 shall apply. Ref: California Health & Safety Code §14900.5

614.5 Clean-up order. If, after a hearing, the Board of Directors finds that a Public Nuisance exists upon a Parcel, the Board may direct the Fire Code Official to abate the Public Nuisance. The Board shall maintain a record of its proceedings at such hearing and retain therewith the report of the Fire Code Official and a description of such Parcel (APN).

614.6 Abatement. If the Board of Directors directs the Fire Code Official to abate a Public Nuisance, the Fire Code Official shall proceed to abate such nuisance unless it has been completely abated before arrival to begin such abatement. The Fire Code Official may enter the property to abate the fire hazard in accordance with California Health and Safety Code Section 14901. The Fire Code Official may expend Fire District funds for such abatement and may contract with a Person or Persons for such abatement.

614.7 Abatement of parcels not included in the annual Fire District Notification and Inspection program. For parcels not receiving notice in accordance with Article 4, Sections 614.2 through 614.6, the Fire Code Official may use the provisions in accordance with Government Code (GC) Section 51186(a). When using this provision, said Parcels shall be considered a Public Nuisance in accordance with GC Section 51187.

615 Collection of the Cost of Abatement.

615.1 Account of expenses. The Fire Code Official shall keep an account of expenses when abating a Public Nuisance pursuant to an order by the Board of Directors and file the account thereof with the Board which shall include a description, according to the County of Ventura assessment roll, of the Parcel upon which such Public Nuisance existed.

615.2 Confirmation of expense account. The account of expenses shall be maintained on file, open to public inspection, in the office of the Clerk of the Board of Directors for at least ten (10) Days before a hearing of the Board to confirm such account. Before the expiration of such ten (10) Days, any Person may file a written request to be notified of such hearing. Upon confirmation, the Board shall mail notice to the address supplied for any such written request. At the time fixed for such hearing, the Board shall meet to hear any objections to the account of expenses filed by the Fire Code Official. At such hearing the Board may make any modification in the amount it deems just, after which the account shall be confirmed.

615.3 Special assessment and lien. The amount of expenses incurred by the Fire Code Official for abating a Public Nuisance when confirmed by the Board of Directors shall constitute a special assessment against the Parcel from which the said Public Nuisance was removed and a lien thereon for the amount of such assessment. In the case of common homeowner or property owner association land, the amount of expenses may be prorated and attached to each real Parcel of ownership within the association.

615.4 Transmittal of account. The Board of Directors shall deliver a copy of the account, as confirmed, to the County of Ventura Auditor on or before the 1st Day of August following such confirmation.

615.5 Inclusion of assessment. The County of Ventura Auditor shall enter the amount stated in the account as a special assessment against the Parcel described in the account. The County of Ventura Tax Collector shall include the amount of the assessment on the bill for taxes levied against the Parcel. All laws applicable to the levy, collection, and enforcement of county taxes area applicable to such special assessments, except that if any real property to which such lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrance for value has been created and attached thereon, prior to the date on which the first installment of such taxes would become delinquent, then the lien which would otherwise be imposed by this section shall not attach to such real property and the

costs of abatement, as confirmed, relating to such real property shall be transferred to the unsecured roll for collection. All special assessments collected shall be paid into the Ventura County Treasury to be used on behalf of the Fire District.

616 Recorded notices. The Fire Code Official may record notices upon real property as follows:

1. To serve notice that the real property is subject to annual fire hazard abatement.
2. To serve notice of abatement fees due when the abatement occurs after the current year tax bill cycle.

616.1 Release of recorded notice. The Fire Code Official shall record a Release of Notice within 30 Days whenever the conditions listed under Article 4, Section 616 no longer exist.

617 Defensible Space Inspection Upon Sale of Residential Property.

617.1 Prior to sale, transfer, or exchange of ownership, or any real property subject to Civil Code Article 1.5 (Sections 1102 through 1102.19) within the jurisdictional boundaries of the Ventura County Fire Protection District (VCFPD), seller(s) of such real property shall be required to have a Defensible Space inspection conducted by the VCFPD to determine compliance with the applicable Defensible Space requirements of Article 4, Sections 604 through 607 of this ordinance.

617.2 Satisfaction of Article 4, Section 617.1 may be met if an applicable Defensible Space inspection has been conducted by the VCFPD and approval has been issued within the previous six (6) months prior to the date of sales contract. In this case, the seller shall submit a request for the approved Defensible Space compliance report.

617.3 The request for inspection under Article 4, Section 617.1, or compliance report under Article 4, Section 617.2, shall be made by the seller or seller's authorized agent.

617.4 If the required Defensible Space inspection report identifies violations of the applicable Defensible Space requirements of Article 4, Sections 604 through 607, the violations shall be corrected within thirty (30) Days from the date of the corrections report or the close of escrow date, whichever is earlier. A new Defensible Space inspection shall be requested after corrections have been made so a valid compliance report can be issued prior to close of escrow. If the seller cannot reasonably make the corrections prior to close of escrow, the seller and the buyer can agree that the buyer will correct the violations within sixty (60) Days after closing escrow, except as provided in Article 4, Section 617.5. A copy of any agreement shall be provided to the Fire District prior to close of escrow and shall include a statement that the buyer is aware of Article 4, Section 617.4.1 and assumes full responsibility for the corrections.

617.4.1 If any corrections identified are not corrected in the time specified, the Fire Code Official may use the provisions of Government Code Section 51186 and/or Article 4, Sections 613 through 615, to correct the violations.

617.5 The owner of any property where a notice to abate fire hazard has been issued in accordance with Article 4, Sections 613 through 615, shall correct all violations within the timeframe indicated on the notice issued. If the correction date is after the projected close of escrow, the seller and buyer shall reach an agreement regarding correction by the date indicated on the notice. A copy of any agreement shall be provided to the Fire District prior to close of escrow and shall include a statement that the buyer is aware of Article 4, Section 617.4.1 and assumes full responsibility for the corrections.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE - MATRIX ADOPTION TABLE
CHAPTER 7 - REFERENCED STANDARDS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
 See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BS C	BS C C G	SFM		HCD			DSA			OSHPD					BS CC	DP H	A G R	D W R	C E C	C A	S L	SL C
			19	19*	1	2	U/A C	A C	55	1	R	2	3	4	5								
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)			X																				
Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter/ Section																							
<i>MSHTO HB-17-2002</i>			X																				
<i>ASTM D638-2022</i>			X																				
<i>ASTM D3909/D3909M-2022</i>			X																				
<i>ASTM E84-2023d</i>			X																				
<i>ASTM E119-2022</i>			X																				
<i>ASTM E136-2024a</i>			X																				
<i>ASTM E1354-2023</i>			X																				
<i>ASTM E2632-2020</i>			X																				
<i>ASTM E2652-2022</i>			X																				
<i>ASTM E2707-2022</i>			X																				
<i>ASTM E2726/E2726M-20120(2017)</i>			X																				
<i>ASTM E2957-2017</i>			X																				
<i>ASTM G155-2021</i>			X																				
<i>NFPA252-2022</i>			X																				
<i>NFPA257-2022</i>			X																				
<i>SFM12-7A-1</i>			X																				
<i>SFM12-7A-2</i>			X																				
<i>SFM12-7A-3</i>			X																				
<i>SFM12-7A-4</i>			X																				
<i>SFM12-7A-4A</i>			X																				
<i>UL9-2009</i>			X																				
<i>ULIOB-2008</i>			X																				
<i>ULIOC-2016</i>			X																				
<i>UL94-2023</i>			X																				
<i>UL263-2011</i>			X																				
<i>UL 723-2018</i>			X																				
<i>UL 790-2022</i>			X																				

• The *California Code of Regulations* (CCR), Title 19, Division 1 provisions that are found in the *California Wild/and-Urban Interface Code* are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability, and appeals procedures of CCR, Title 19, Division I remain the same.

The state agency does not adopt sections identified by the following symbol: t

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The *California Code of Regulations* (CCR), Title 14, Division 1.5 provisions that are found in the *California Wild/and-Urban Interface Code* are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from *the current CCR*, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

CHAPTER 7 REFERENCED STANDARDS

User note:

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

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

- AASHTO** *American Association of State and Highway Transportation Officials*
444 North Capitol Street, NW, Suite 249
Washington, DC 20001
- HB-17—2002** *Standard Specifications for Highway Bridges, 17th Edition, 2002*
403.2.6
- ASTM** ASTM International
100 Barr Harbor Drive, P.O. Box C700
West Conshohocken, PA 19428-2959
- D638—2022** *Standard Test Method for Tensile Properties of Plastics*
504.9.1
- D2898—2010 (2017)** *Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing*
503.2.4.3.1
- D3909/D3909M—2022** *Standard Specification for Asphalt Roll Roofing (Glass Felt) Surfaced with Mineral Granules*
504.2, 504.2.1, 504.2.2, 505.2, 505.2.1, 506.2, 506.2.1
- D6662—2022** *Standard Specification for Polyolefin-Based Plastic Lumber Decking Boards*
503.2.4.3.2
- D7032—2021** *Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails*
503.2.4.3.3
- E84—2023d** *Standard Test Method for Surface Burning Characteristics of Building Materials*
202, 503.2.4, 504.7.3.2, 504.7.3.3
- E108—2020a** *Standard Test Methods for Fire Tests of Roof Coverings*
504.2, 504.2.1
- E119—2022** *Standard Test Methods for Fire Tests of Building Construction and Materials*
501.3, 504.3, 504.3.1, 504.5, 504.7, 504.7.1
- E136—2024a** *Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750°C*
202
- E1354—2023** *Standard Test Method for Heat and Visible Smoke Release Rates for Materials and Products Using an Oxygen Consumption Calorimeter*
503.2.4.3.2, 503.2.4.3.3
- E2632—2020** *Standard Test Method for Evaluating the Under-Deck Fire Test Response of Deck Materials*
504.7.3.3, 504.7.3.3.1, 504.7.3.4
- E2652-2022** *Standard Test Method for Assessing Combustibility of Materials Using a Tube Furnace with a Cone-shaped Airflow Stabilizer, at 750 °C*
501.4.1

- E2707—2022** *Standard Test Method for Determining Fire Penetration of Exterior Wall Assemblies Using a Direct Flame Impingement Exposure*
504.5, 504.9, 504.9.2
- E2726/E2726M—2012a (2017)** *Standard Test Method for Evaluating the Fire Test Response of Deck Structures to Burning Brands*
504.7.3.3, 504.7.3.3.2
- E2768—2011(2018)** *Standard Test Method for Extended Duration Surface Burning Characteristics of Building Materials (30 min Tunnel Test)*
503.2.4
- E2886/E2886M—2020** *Standard Test Method for Evaluating the Ability of Exterior Vents to Resist the Entry of Embers and Direct Flame Impingement*
504.10.1
- E2957—2017** *Standard Test Method for Resistance to Wildfire Penetration of Eaves, Soffits and Other Projections*
503.2
- G155—2021:** *Standard Practice for Operating Xenon Arc Lamp Apparatus for Exposure of Materials*
504.9.1

- ICC** International Code Council, Inc.
500 New Jersey Ave, NW
Washington, DC 20001
- CBC—2025** *California Building Code®*
1.1.6.3.1, 1.11.6, 101.3.1, 105.1, 105.3, 106.3, 201.3, 202, 501.1, 501.2, 501.3, 503.2.2, 503.2.3, 504.3, 504.5.2, 504.6, 504.7, 504.8, 608.1.1
- CEC —2025** *California Electrical Code®*
107.2.1
- CFC —2025** *California Fire Code®*
102.8, 201.3, 202, 402.1.1, 402.1.2, 402.2.1, 402.2.2, 404.2, 404.3, 404.5, 606.1, 606.2
- CRC—2025** *California Residential Code®*
1.1.6.3.1

- NFPA** *National Fire Protection Association*
1 Batterymarch Park
Quincy, MA 02169-7471
- 252—2022** *Standard on Fire Test of Door Assemblies*
504.9
- 257—2022** *Standard on Fire Test for Window and Glass Block Assemblies*
504.8

- SFM** *State of California*
Department of Forestry and Fire Protection
Office of the State Fire Marshal
P.O. Box 944246
Sacramento, CA 94246-2460
- 12-7A-1** *Exterior Wall Siding and Sheathing. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for a 10-minute duration*
504.5, 504.9
- 12-7A-2** *Exterior Windows. A fire resistance test standard consisting of a 150 kW intensity direct flame exposure for an 8-minute duration*
504.8
- 12-7A-3** *Horizontal Projection Underside. A fire resistance test standard consisting of a 300 kW intensity direct flame exposure for a 10-minute duration*

504.3, 504.7, 504.7.1

12-7A-4 Decking. *A two-part test consisting of a heat release rate (Part A) deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3-minute duration, and a (Part B) sustained deck assembly combustion test consisting of a deck upper surface burning ember exposure with a 12 mph wind for 40 minutes using a 2.2 lb (1kg) burning “Class A” size 12" x 12" x 2.25" (300 mm x 300 mm x 57 mm) roof test brand*

504.7.3.2

12-7A-4A Decking Alternate Method A. *A heat release rate deck assembly combustion test with an under deck exposure of 80 kW intensity direct flame for a 3-minute duration*

504.7.3.2

State Fire Marshal’s Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988

404.8

UL

UL LLC

333 Pfingsten Road

Northbrook, IL 60062-2096

9—2009 *Fire Tests of Window Assemblies—with Revisions through March 2020*

504.8

10B—2008 *Fire Tests of Door Assemblies—with Revisions through May 2020*

504.9.10

10C—2016 *Positive Pressure Fire Tests of Door Assemblies—with Revisions through May 2021*

504.9.10

94—2023 *Tests for Flammability of Plastic Materials for Parts in Devices and Appliances*

504.9.2

263—2011 *Fire Tests of Building Construction and Materials—with Revisions through ~~August 2021~~ March 2022*

501.3, 504.3, 504.3.1, 504.5, 504.7, 504.7, 504.7.1

723—2018 *Test for Surface Burning Characteristics of Building Materials*

202, 503.2.4, 504.7.3.2, 504.7.3.3

790—2022 *Standard Test Methods for Fire Tests of Roof Coverings*

504.2, 504.2.1, 504.11.6

APPENDIX A GENERAL REQUIREMENTS

Appendix A is adopted as amended by the VCFC Ordinance 34.

User note:

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

SECTION A101 GENERAL

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

A101.2 Objective. The objective of this appendix is to provide necessary fire protection measures to reduce the threat of wildfire in a Wildland-Urban Interface Area and improve the capability of controlling such fires. These measures also provide for increased first responder and public safety during an emergency.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with Article 4, Sections A102.2 through A102.4 and with Article 4, Chapter 6.

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

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

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

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

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

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

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

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

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

TABLE A102.3.2.1

MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES AT TIME OF TRIMMING

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

For SI: 1 foot = 304.8 mm.

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

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.2.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

TABLE A102.3.2.2

MINIMUM CLEARANCES BETWEEN VEGETATION AND ELECTRICAL LINES TO BE MAINTAINED

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

For SI: 1 inch = 25.4 mm.

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

A102.4 Correction of condition. See Article 4, Sections 513 through 616.

SECTION A103 ACCESS RESTRICTIONS

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

Exceptions:

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

A103.2 Trespassing on posted private property. Where the code official determines that a specific area within a wildland-urban interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until

changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.1.

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

A103.2.2 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

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

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

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

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

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. In addition to the requirements of other sections of this Code, ignition sources shall be in accordance with Article 4, Sections A104.2 through A104.9 and includes, but not limited to, electrical panels, flare stacks, generators, fixed equipment, and machinery capable of producing sparks.

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

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush, or other Combustible Materials shall be maintained at not less than 30 feet (9144 mm). A reduced distance may be approved but shall not be less than 15 feet (4572 mm), when a non-combustible barrier is provided between the ignition source and the grass, brush, and Combustible Materials.

A104.3.1 Flammable and hazardous material processes, storage, and use.

A104.3.1.1 General. In addition to the requirements of other sections of this Code, flammable and hazardous material processes, storage, and use shall be in accordance with Article 4, Sections A104.3.1.2 and A104.3.1.3.

A104.3.1.2 Clearance from Combustible Materials. Clearance between flammable and hazardous material processes, storage, and use areas and any grass, brush, or other Combustible Materials shall be maintained a minimum of 30 feet. A reduced distance may be approved, but shall not be less than 15 feet, when a non-combustible barrier is provided between the flammable and hazardous material processes, storage, and use areas and the grass, brush, and Combustible Materials.

A104.3.1.3 Oil drilling operations. A minimum 100-foot clearance from grass, brush, or other Combustible Materials shall be maintained from any oil well drilling operations.

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

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

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

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

A104.5.1 Use of equipment.

A104.5.1.1 General. Except as otherwise provided in this section, no Person shall use, operate or cause to be operated, in upon or adjoining any WUI area, any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with an approved spark arrestor maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

A104.5.1.2 Location. Spark arrestors affixed to the exhaust system of engines or vehicles subject to Article 4, Section A104.5.1 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

A104.5.1.3 Construction. A spark arrestor is a device constructed of non-flammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 inches in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service (USFS) and bears a USFS approval stamp.

A104.5.1.4 Other vehicles. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to Article 4, Section A104.5.1 if the exhaust system is equipped with a muffler as defined in the California Vehicle Code and the muffler is maintained in proper working condition.

A104.5.1.5 Turbocharged engines. Turbocharged engines are not subject to Article 4, Section A104.5.1 if all exhaust gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in effective mechanical condition.

A104.5.1.6 Private closed courses. Article 4, Section A104.5.1 shall not apply to an organized closed course facility if measures to prevent, control, and extinguish any fire resulting from use of internal combustion engines are approved by the Fire Code Official. A Fire Protection Plan may be required.

A104.5.2 Tracer bullets, tracer charges, rockets, and model aircraft. Tracer bullets and tracer charges shall not be processed, fired, or caused to be fired into or across any WUI area. Rockets, model aircraft, balloons, or similar devices, powered with an engine, propellant, or other feature liable to start or cause a fire shall not be fired or projected into or across any WUI area.

A104.5.3 Outdoor gun ranges and target shooting. Outdoor gun ranges and target shooting shall be situated to prevent fires spreading into a WUI area. Any gun range located within a WUI area shall be provided with a 30-foot wide area

clear of combustible vegetation around the entire range and a 10-foot wide area clear of combustible vegetation around individual targets.

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

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

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

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

A104.7.1 Permits. No Person shall ignite, kindle, or maintain Open Burning or a portable outdoor fireplace in a wildland fire area except by the authority of a written permit from the Fire Code Official or when by an approved California Campfire Permit issued by the California Wildland Coordinating Group. For the purpose of this section, a wildland fire area is land which is covered by grass, grain, brush, or forest whether privately or publicly owned.

Exceptions:

1. Recreational Fires and portable outdoor fireplaces on properties of one and two-family dwellings when the fire is within 75 feet of the dwelling and there is a minimum of 100 feet of Defensible Space for the Structure.
2. Designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator, or grill.

A104.7.2 Additional requirements. In addition to the requirements of this Code for Open Burning and portable outdoor fireplaces, the following requirements shall apply:

1. Fire shall be extinguished when winds of 15 miles per hour or higher are present.
2. The Fire Code Official may incorporate such terms and conditions that will reasonably safeguard public safety and property.
3. A responsible Person of at least 17 years old is present to attend to the fire.

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

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

A104.8.1 Maintenance. Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

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

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

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the Ventura County Fire Code and Article 4, Chapter 6, storage and use of the materials shall be in accordance with Article 4, Sections A105.2 through A105.4.2.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

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

A105.4 Combustible materials. Outside storage of Combustible Materials such as, but not limited to, wood, rubber tires, building materials, or paper products shall comply with the other applicable sections of this Code and this section. Storage of pallets shall be in accordance with Article 3, Section 2810. Storage and processing of wood chips, hogged materials, fines, Compost, Compostable Material, Mulch, solid biomass, raw product, and combustible yard waste and recycle material shall be in accordance with Article 3, Section 2808.

A105.4.1 Individual piles. Individual piles shall be located a minimum of 100 feet from a Building and shall not exceed 5,000 square feet of contiguous area. Piles shall not exceed 50,000 cubic feet in volume or 10 feet in height.

Exception: Piles not exceeding 1,000 cubic feet and 10 feet in height shall be located a minimum of 40 feet from any Building.

A105.4.2 Separation. A clear space of not less than 40 feet shall be provided between piles. A minimum 10-foot clear space shall be provided for piles less than 1,000 cubic feet. The clear space shall not contain Combustible Material or vegetation.

SECTION A106 DUMPING

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

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on wildland-urban interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from *nonfire-smart* vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from *nonfire-smart* vegetation or structures.

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

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

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

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of *nonfire-smart* vegetation or growth around and adjacent to such facilities. Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible space are responsible for clearing and removing *nonfire-smart* vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

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

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

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

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Festivals, animal shows, concerts, weddings, religious revival meetings, public exhibitions, and similar uses located within a WUI area must comply with all other provisions of this Code and this section.

A108.2 Objectives. The increased public use of land or Structures within a WUI area also increases the potential threat to life safety. The provisions of this section, including enhanced access for ingress and egress, are intended to reduce that threat.

A108.3 Permits. Festivals, animal shows, concerts, weddings, religious revival meetings, public exhibitions, and similar uses shall not be allowed within a designated WUI area, except by permit from the Fire Code Official. Permits shall incorporate such terms and conditions that will reasonably safeguard public and emergency responder safety and property protection. Items to consider include, but are not limited to, type of event, attendance, time of year, site location, terrain, surrounding Fuels (brush), access roadways, water supplies, and distance to fire stations.

A108.4 Access roadways. In addition to the requirements in Article 3, Appendix D, increased access roadway widths and additional access may be required by the Fire Code Official. When required by the Fire Code Official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

SECTION A109 REFERENCED STANDARDS

A109.1 General. See Table A109.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

**TABLE A109.1
REFERENCED STANDARDS**

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
<i>CBC—25</i>	<i>California Building Code</i>	A107.5
<i>CFC—25</i>	<i>California Fire Code</i>	A104.6, A105.1, A107.5
<i>CEC—25</i>	<i>California Electrical Code</i>	A107.5

Appendix B though I are not adopted by VCFPD and are not printed.

Appendix J FINDINGS

SECTION J101 – FINDINGS

J101.1 Findings. The Board of Directors find that the findings, made by the California State Legislature during the approval of the State Statutes and reprinted herein, support and authorize the local amendments to the 2025 California Wildland-Urban Interface Code as adopted by the California State Fire Marshal.

J101.1.1 Government Code Section 51175 The Legislature hereby finds and declares as follows:

- (a) Wildfires are extremely costly, not only to property owners and residents, but also to local agencies. Wildfires pose a serious threat to the preservation of the public peace, health, or safety. The wildfire front is not the only source of risk since embers, or firebrands, travel far beyond the area impacted by the front and pose risk of ignition to a structure or fuel on a site for a longer time. Since fires ignore civil boundaries, it is necessary that cities, counties, special districts, state agencies, and federal agencies work together to bring raging fires under control. Preventive measures are therefore needed to ensure the preservation of the public, peace, health, or safety.
- (b) The prevention of wildland fires is not a municipal affair, as that term is used in Section 5 of Article XI of the California Constitution, but instead, a matter of statewide concern. It is the intent of the Legislature that this chapter apply to all local agencies, including, but not limited to, charter cities, charter counties, and charter cities and counties. This subdivision shall not limit the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.
- (c) It is not the intent of the Legislature in enacting this chapter to limit or restrict the authority of a local agency to impose more restrictive fire and public safety requirements, as otherwise authorized by law.

J101.1.2 Assembly Bill 38 Chaptered October 2, 2019. The Legislature finds and declares all of the following:

- (a) Climate change has resulted in higher year-long temperatures and increasing dry weather conditions in California, resulting in extended, sometimes multiyear, droughts; extended wildfire seasons throughout the year, with higher temperatures during dry season conditions; and impacts on vegetation wildfire fuel loads and increasing decay and loss of vegetation due to insect infestations and plant diseases.
- (b) Wildfires have grown larger and have increased in intensity over the last several decades. As compared with 1986, wildfires in the western United States have occurred nearly four times more often, burning more than six times the land area and lasting almost five times as long. Through the end of 2017 calendar year, 11 of the 20 most destructive wildfires in California have occurred in the last 10 years. The 2018 calendar year witnessed the most destructive wildfires in California history in terms of the loss of life and structures.
- (c) In terms of the size of wildfires, in the last decade, enormous wildfires have consumed vast areas, including the 2013 Rim Fire impacting national park and national forest lands, the 2017 Napa Valley, Sonoma Valley, and Santa Rosa wildfires, the 2017 Thomas Fire impacting 200,000 acres, and the 2018 Camp Fire.
- (d) Wildfires, which have impacted occupied areas, have resulted in enormous human and financial costs, including the following:
 - (1) The 1991 Berkley-Oakland Tunnel Fire, which resulted in 25 deaths, the loss of more than 3,000 homes, and a total financial loss of \$1.5 billion in 1991 United States dollars.
 - (2) The 2003 San Diego Cedar Fire, which resulted in 15 deaths and the loss of 2,000 structures.
 - (3) The 2017 Tubbs Fire, which resulted in 22 deaths, the loss of 5,643 structures, and a total financial loss of approximately \$1.3 billion in 2017 United States dollars.
 - (4) The 2017 Thomas Fire, which resulted in 2 deaths, the loss of more than 1,000 homes, and a total financial loss of approximately \$2.2 billion in 2018 United States dollars.
 - (5) The 2018 Camp Fire, which resulted in 89 deaths, the loss of 18,804 structures, and at least \$12.4 billion in 2018 United States dollars in insured losses.
- (e) More than 2,000,000 California households, approximately one in four residential structures in California, are located within or in wildfire movement proximity of “high” or “very high” fire hazard severity zones identified on maps drawn by the Department of Forestry and Fire Protection. Additionally, areas subject to seismic risks confront the likelihood that wildfires could result from downed power lines and ruptures of natural gas lines caused by earthquakes.
- (f) There is a pressing need for wildfire prevention and minimization strategies, on an area-specific basis, that combine increased wildfire resistance within developed areas to minimize wildfire impacts with comprehensive

vegetation management measures in wildlands to prevent or severely limit large-scale wildfires from developing and spreading as follows:

- (1) Wildfire minimization programs. Developed areas need to carry out comprehensive urban vegetation management programs to reduce vegetation wildfire fuel loads within developed areas. Further, there is a need to provide funding for the hardening of homes and other structures to increase their resistance to wildfires.
- (2) Wildfire prevention programs. Comprehensive wildlands vegetation management, responsive to the widely varying vegetation conditions throughout California, is required to reduce vegetation wildfire fuel loads, in relation to the flammability of different vegetation types, to the maximum extent feasible to prevent or severely limit the spread of wildfires.
- (3) Wildfire response planning. Area-specific plans should include measures needed to include planning for safe wildlands access for firefighters to the maximum extent feasible.
- (g) The diversity of vegetation and development patterns through the state necessitate a geographic approach to planning and implementing wildfire prevention and minimization strategies with fire prevention management agencies covering the geographic areas in which wildfires have or may occur.
- (h) Local public agencies have made efforts to prevent wildfires, but, in many instances, lack the expertise, authority, or the financial resources to undertake or complete the tasks at hand.
- (i) Wildfires do not respect jurisdictional boundaries or property lines.

J101.1.3 Assembly Bill 3074 Chaptered September 29, 2020.

(a) The Legislature finds and declares all of the following:

- (1) Catastrophic wildfires pose an urgent threat to lives, properties, and resources in California. The state experienced the deadliest and most destructive wildfires in its history in 2017 and 2018. Fueled by five years of drought, unprecedented buildup of dry vegetation, and extreme winds, the size and intensity of recent wildfires caused the loss of more than 100 lives, the destruction of tens of thousands of homes and businesses, and the exposure of millions of urban and rural Californians to unhealthy air. Compared with fire activities in 1986, recent wildfires in the western United States have occurred nearly four times more often, burned more than six times the land area, and lasted almost five times as long.
- (2) Climate change, an epidemic of dead and dying trees, a century of fire exclusion, and the proliferation of new homes in the wildland-urban interface magnify this threat and place substantially more people and property at risk than in preceding decades. More than 25,000,000 acres of California wildlands are classified as under very high or extreme fire threat, extending that risk over one-half of the state. More than 2,000,000 California households and approximately one in four residential structures in California are located within or near “high” or “very high” fire hazard severity zones identified on maps drawn by the Department of Forestry and Fire Protection.
- (3) Certain populations in the state are particularly vulnerable to wildfire. These Californians live in communities that face near-term public safety threats given their location and geography. Some residents in these areas are made further vulnerable due to factors such as age and lack of mobility. The tragic loss of life and property in the Town of Paradise during the 2018 Camp Fire demonstrates that vulnerability.
- (4) While California has stringent building standards for new construction and requirements for the maintenance of defensible space in wildfire hazard areas, the intensity of the wildfire threat in California warrants higher levels of action and fortitude. California must develop scalable statewide options to encourage cost-effective structure hardening to create fire-resistant homes, businesses, and public buildings within wildfire hazard areas, with a focus on vulnerable communities.
- (5) California must also increase the pace and scale of defensible space assessments, inspections, and community education across the state. Creating and maintaining defensible space is essential for increasing a home’s chance of surviving a wildfire. California should encourage and use all available resources, including community organizations and local governments, to help homeowners and businesses understand how to create and maintain defensible space around their properties.
- (6) Ember ignitions are responsible for the majority of wildland fire home ignitions. Establishing a five-foot ember-resistant zone around a structure to eliminate specified materials near structures that will likely be ignited by embers provides important new protections that enhance a home’s chance of surviving a wildfire.