

ORDINANCE NUMBER O- 19412 (NEW SERIES)

ADOPTED ON SEP 19 2005

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 5 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING A NEW DIVISION 5, AND BY ADDING SECTIONS 145.0501, 145.0502, 145.0503, 145.0504 AND 145.0505, ALL RELATING TO ADDITIONAL BUILDING STANDARDS FOR BUILDINGS LOCATED ADJACENT TO HAZARDOUS AREAS OF NATIVE OR NATURALIZED VEGETATION.

WHEREAS, on January 20, 2004, the City Council [Council] considered a list of thirteen proposed revisions to the Building and Fire Regulations resulting from the Cedar fire; and

WHEREAS, the Council approved two proposed amendments banning the use of wood shakes and shingles and requiring a Class A roofing assembly for all new roofs Citywide; and

WHEREAS, the Council directed the City Manager to further study the remaining proposals and also directed staff to seek input from affected parties and other stakeholders; and

WHEREAS, the City Manager is again recommending additional amendments to the Municipal Code Building Regulations [the Amendments]; and

WHEREAS, the Amendments are necessary due to San Diego's topography, limited rainfall, exposure to Santa Ana conditions, and vegetation which combine to create areas with high risk from wild fires; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 14, Article 5, of the San Diego Municipal Code is amended by adding a new Division 5, titled "Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation," and adding sections 145.0501, 145.0502, 145.0503, 145.0504 and 145.0505 to read as follows:

§145.0501 Purpose

The purpose of this division is to promote public safety and welfare by reducing the impact of fire hazards to *structures* located in areas adjacent to flammable vegetation. Certain areas of native or naturalized vegetation are determined hazardous by the Fire Chief and pose a fire risk to adjacent *structures*. The building standards contained in this division are intended to prevent the ignition of or otherwise reduce the spread of fire on developed properties by controlling the use of materials and methods of construction. The building standards in this division impose requirements additional to any other applicable building and fire regulations, including brush management regulations.

§145.0502 When this Division Applies

Unless otherwise specified, the regulations of this division apply to all new construction within 300 feet, in any direction, of the boundary between brush management Zones 1 and 2 as defined in Section 142.0412.

§145.0503 Exemptions

The regulations of this division do not apply to the following:

- (a) *Accessory buildings* such as detached garages, storage buildings or sheds, and similar buildings not exceeding 120 square feet in floor area.
- (b) Agricultural buildings at least 50 feet from *structures* containing habitable spaces.
- (c) Modifications or alterations to the interior or exterior of a building that do not increase the existing *gross floor area* by more than 50 percent.

- (d) *Accessory structures* such as fences, playhouses, decks, attached or detached patio covers and solariums, gazebos, and palapas located outside of brush management zones.
- (e) Newly constructed buildings where only the attached *accessory structures* fall within the 300 feet distance described in Section 145.0502.

§145.0504 Additional Regulations and Building Standards

- (a) Roofs.

For roof coverings where the profile allows a space between the roof covering and *roof decking*, the space shall be solidly blocked with non-combustible or fire-retardant materials. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

- (b) Exterior Wall Construction.

- (1) Exterior walls of *structures* shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Wood exterior wall coverings of at least 3/8-inch plywood or 3/4-inch drop siding with an underlayment of 1/2-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded.

- (2) Fire resistive wall construction shall extend from the top of the foundation to the underside of the protected eave or to the

underside of roof sheathing when heavy timber construction is used at eaves.

Exception: Fire resistive wall construction may terminate at the top plate if solid blocking (a minimum of two 2-inch nominal solid blocks) are between framing members and if all joints between the blocking and adjacent combustible roof elements are protected with approved fire-rated or intumescent caulking materials.

(c) Glazing Materials.

Exterior windows, window walls, glazed doors, and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements.

(d) Eave Construction.

(1) Eaves constructed with constructive materials shall be protected.

Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistive construction.

(2) Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.

- (3) In lieu of fire resistive protection, eaves complying with the construction requirements of the adopted building code may be constructed of Type IV heavy timber construction subject to the following:
- (A) Roof framing members shall have a minimum depth of 5 1/2 inches and a minimum width of 3 1/2 inches. The required depth may be reduced to 2 1/2 inches to accommodate architectural notching when located within the exterior 12 inches of the span.
 - (B) Fascia boards shall not be permitted unless they are partial depth and non-combustible, or have a 2-inch nominal thickness.
 - (C) Exposed roof sheathing under eaves shall be of planks, splined or tongue and groove, of not less than 2-inch nominal thickness, or 1 1/8-inch tongue-and-groove wood structural panels with exterior glue, or of a double thickness of 1-inch boards with tongue-and-groove joints.

(e) Ventilation Openings.

- (1) Individual ventilation openings shall not exceed 144 square inches.
- (2) All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/4-inch.

- (3) Ventilation openings on *structures* located immediately adjacent to brush management Zone 1 shall not be directed toward hazardous areas of native or naturalized vegetation.
 - (4) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4-inch, non-combustible, corrosion-resistant metal mesh, or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not spin freely in both directions.
 - (5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.
- (f) Spark Arrester.
- All *structures* having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrester.
- (g) Skylights.
- Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.
- (h) Roof Gutters and Downspouts.
- All roof gutters and downspouts shall be constructed of non-combustible material.
- (i) Garage Doors.

Garage doors shall be constructed of non-combustible materials or shall be constructed of wood members not less than 1 1/2 inches nominal thickness.


§145.0505 Alternate Materials, Designs, and Methods of Construction.

- (a) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with Section 129.0109.
- (b) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (c) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.
- (d) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the most current edition of the California Building Code, as adopted by the City, except as modified by this division.

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
John C. Hemmerling
Deputy City Attorney

JCH:als
06/23/05
Or.Dept: Dev.Svcs.
O-2005-117
MMS#1791