

NOVATO FIRE PROTECTION DISTRICT FIRE LOSS MANAGEMENT DIVISION



Developed by B. Tyler
Bill Tyler, Acting Fire Marshal
Approved by M. Revere
Marc Revere, Fire Chief

Fire Protection Standard 222

Wildland Urban Interface Fire Areas Remodels/Alteration to Existing Buildings

Date: 6/24/2008

Revision: _____

Page: 1 of 1

FIRE RESISTIVE CONSTRUCTION STANDARD FOR REMODELS AND ALTERATIONS TO EXISTING BUILDINGS FOR PROPERTY LOCATED IN WILDLAND URBAN INTERFACE AREAS

In Novato, approximately 12,000 parcels of land fall within Wildland Urban Interface Areas. Buildings within these designated areas are regulated by Chapter 7A of the 2007 edition of the California Building Code (CBC) and Ordinance 2005-1, and 2007-1 of the Novato Fire Protection District which was ratified by the City of Novato (Resolution 134-07) and County of Marin.

To provide clear guidelines for home owners and contractors, the following standard covers the most common areas of remodels, alterations and repairs to buildings that are located in a Wildland Urban Interface Fire Area. Please refer to the actual code sections for full details of the requirements. To see a list of the parcels located in these areas go to www.novatofire.org.

NEW WINDOWS or WINDOW REPLACEMENTS

(Section 704A.2.2.2 CBC)

Options:

1. Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or
2. Glass block units, or
3. 20 minute fire resistance rating, or
4. Conform to performance standards of SFM 12-7A-2*

NEW EXTERIOR DOORS or DOOR REPLACEMENTS

(Section 704A.3.2.3 CBC)

Options:

1. Must be approved non-combustible construction, or solid core wood having stiles and rails not less than 1 ¾ inches thick and interior field panels not less than 1 ¼ inches thick, or
2. 20 minute fire resistance rated assembly, or
3. Conform to performance standards of SFM 12-7A-1*

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Page: 2 of 2

NEW DECKS or REPLACEMENT OF DECK SURFACES

(Section 704A.4.1 CBC)

Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following;

Options:

1. Constructed of ignition-resistant materials and pass performance requirements of SFM 12-7A-4 Parts A & B*, or
2. Constructed with heavy timber, exterior fire-retardant-treated wood or approved non-combustible materials, or
3. Constructed of ignition resistant materials and pass performance requirements of SFM 12-7A Part A Peak heat Release less than 25 and have a flame spread rating of Class A, B, or C. and

Any walls within 10 feet of the deck must be non-combustible or ignition resistant if the decking material flame spread is Class C. Any wall materials specified in Wall section of Ch. 7-A.

DECK REPAIRS

(Section 704A .4.1 CBC)

Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

EXTERIOR WALL REPAIRS & REPLACEMENTS

(Section 704A .3.1 CBC)

Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**

Repairs or replacements greater than 50 % must be one of the following:

Options:

1. Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or
2. Shall provide protection from flames and embers in accordance with SFM 12-7A-1*

ROOFING

(Section 704A.1.1 and Chapter 15 CBC)

Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on reroofing of existing buildings and roof gutters.**

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Page: 3 of 3

ROOF GUTTERS

(Section 704A. 1.5 CBC)

Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

ATTIC VENTILATION

(Section 704A.2.2 CBC)

Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1.

Eave and cornice vents on buildings when reroofing permits are issued shall be removed or be changed to comply with Section 704A.2.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.

New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC)

* SFM Office of State Fire Marshal Standards visit CAL FIRE www.fire.ca.gov

In an effort to provide the home owners, industries, designers, local fire and building officials a readily list of "compliance WUI products", the State Fire Marshal is publishing a "WUI Products Handbook" to review the most recent copy go to:

<http://www.osfm.fire.ca.gov/strucfireengineer/pdf/bml/wuiproducts.pdf>

Also visit Novato Fire Protection District www.novatofire.org