



City of Arcadia

Department of Development Services
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Regulations for Construction in the Wildland-Urban Interface Fire Area

Applicable Arcadia Municipal Code Sections Article VIII, Section 8130.26, Chapter 36 Article III, Part 3

Scope

Buildings or structures hereafter erected, constructed, remodeled, repaired, altered or added to in the Wildland-Urban Interface Area shall be constructed in accordance with the Arcadia Municipal Code and the California Building Code Chapter 7A. Said buildings and structures shall comply with the Class 1 ignition resistant construction requirements specified in the code and the fire hazard severity of all properties within the Wildland-Urban Interface Area shall be considered extreme.

EXCEPTIONS:

1. The Wildland-Urban Interface Area construction requirements shall not apply to a remodel, alteration, addition or repair made to an existing building or structure, providing the cumulative area of the new work and any work completed during the most recent 12 month period does not exceed 25 percent of the area of the original building or structure.
2. The Wildland-Urban Interface Area construction requirements shall not apply to an open trellis patio, providing that the vertical supports are a minimum of three and one half (3 ½") inches by three and one half (3 ½") inches, the horizontal supporting members are a minimum of three and one half (3 ½") inches by five and one half (5 ½") inches and the trellis coverings are three and one-half inches (3 ½") minimum depth by one and one-half (1 ½") inches minimum width with a minimum of six (6") inches clear open space between members.
3. The Wildland-Urban Interface Area construction requirements shall not apply to an accessory structure not exceeding 120 square feet in floor area when located at least 50 feet from buildings containing habitable space.

Location: The boundaries of the Wildland-Urban Interface Area shall be based on the Very High Fire Hazard Severity Zone Map adopted by the City and developed by the California Department of Forestry.

CONSTRUCTION REQUIREMENTS

Exterior Walls: Exterior walls of buildings or structures shall be constructed with approved non-combustible materials, heavy timber construction or materials approved for a minimum of one-hour fire-resistive construction on the exterior side that extends from the top of the foundation to the bottom of the roof.

Exterior Glazing: Exterior windows, window walls and glazed doors, windows within exterior doors and skylights shall be tempered glass, dual glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

Exterior Doors: Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick, or has a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall comply with the requirements for exterior glazing.

Gutters and Downspouts: Gutter and downspouts shall be constructed of noncombustible materials.

Protection of Eaves: Eaves and soffits shall be protected on the exposed under side by materials approved for a minimum of one hour rated fire resistive construction. Facias are required and must be protected on the backside by materials approved for a minimum of one-hour fire resistive construction or be of 2-inch nominal dimensioned lumber.

Unenclosed Underfloor Protection: Buildings or structures shall have all underfloor areas enclosed to the ground as required for exterior walls unless the underside of all exposed floor and all exposed columns and supporting beams are protected with materials approved for one hour fire resistive construction. Heavy timber construction may be substituted for the required one-hour fire resistive construction.

Open Decks, Patios and Similar Structures. Open patios, decks and similar structures shall be a minimum of one-hour fire resistive construction, heavy timber construction or constructed of noncombustible materials.

3701.5 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed ¼ inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

Heavy Timber Construction: When allowed by code, heavy timber construction shall be as follows:

1. Vertical post and columns shall be minimum 6 x 6 nominal sizes.
2. Floor framing members shall be minimum 6 x 10 nominal sizes.
3. Roof framing members shall be minimum 4 x 6 nominal sizes.
4. Roof and floor sheathing shall be minimum 2 x 6 nominal size end matched lumber or 1 1/8 inch wood structural panels with tongue and groove joints.

ROOF COVERING REQUIREMENTS

General: The roof covering on any building or structure located in the Wildland-Urban Interface Area shall have a minimum class A rating or be of noncombustible materials; however, pressure treated or untreated wood shakes or shingles shall not be used. For roof coverings where the profile allows a space between the roof covering and the roof deck, the space at the eaves shall be fire stopped to preclude the entry of flames or embers.

Roof Coverings for Additions within the Wildland-Urban Interface Area: The roof covering on any addition made to an existing building or structure located in the Wildland-Urban Interface Area shall have a minimum class A rating or be of noncombustible materials; however, treated or untreated wood shakes or shingles shall not be used. The roof covering of an existing building or structure located in Fire Zone Number 1 shall be entirely reroofed with a class A or non combustible roof covering when the cumulative roof area of the addition along with any alteration, replacement, repair or reroof made during the previous 12 months to the existing roof is 25 percent or more of the original roof area.

Reroofing Requirements: All reroofing in the Wildland-Urban Interface Area of the City shall have a minimum class A rating or be of noncombustible materials; however, treated or untreated wood shakes and shingles shall not be used. The entire roof covering of an existing building or structure located in the Wildland-Urban Interface Area shall be entirely reroofed with a class A rated or noncombustible material when the cumulative roof area of any addition, alteration, replacement, repair, or reroof made during the previous 12 months to the existing roof is 25 percent or more of the original roof area.