

**CITY OF ARCADIA
CONSTRUCTION REQUIREMENTS IN
WILDLAND-URBAN INTERFACE FIRE AREA**

**ARCADIA MUNICIPAL CODE SECTIONS,
ARTICLE VIII, CHAPTER 36, SECTION 3601.
ARTICLE III, PART III, SECTION 3130**

ADOPTION OF THE WILDLAND-URBAN INTERFACE AREA

Adoption: 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. Provisions of this code that specifically apply to existing conditions are retroactive.
2. The Wildland-Urban Interface Code shall apply to all new dwellings and any remodel, alteration, addition or repair based on the following:

0%-10% - Not Applicable

11%- 50% - Applicable to addition

51%- 100%- Applicable to the entire structure

All percentages are based on habitable area and pertain to remodel/additions completed within the most recent thirty-six (36) month period.

3. The Wildand-Urban Interface Area construction requirements shall not apply to an accessory structure not exceeding 120 square feet in area when located at least 50 feet from buildings containing habitable space.

Location: The boundaries of the Wildland-Urban Interface Area shall be the area of the City from the westerly city boundary north of Sierra Madre Blvd extending east to Santa Anita Ave. The entire eastside of Santa Anita Ave north of Sycamore Ave and including the 1200 block of Valencia Way and all of Hillcrest Blvd.

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 insulating-glass units with both panes meeting the requirements of Section 2406 Safety Glazing, or glass block units, 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.

Roof Gutters: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

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. Fascias 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 when located within 50' of a building containing habitable space.

3701.5 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas, or shall be installed in

compliance with Section 706A.3 2010 CBC. Gable end, dormer vents and eave vents shall be located at least 12 feet above the ground or walking surface. Underfloor ventilation openings shall be located as close to grade as practical. (See attachments)

Solar Panels: Solar panel assemblies shall be Class "A".

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.

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