

DRAFT

For the meeting of November 7, 2016
Agenda Item No. 4

**SLEEPY HOLLOW FIRE PROTECTION DISTRICT
STAFF REPORT**

Date: November 7, 2016

To: Sleepy Hollow Fire Protection District Board of Directors

From: Mark Mills, Fire Chief
Robert Bastianon, Fire Inspector
Ruben Martin, Fire Inspector

Subject: Ordinance No. 2016-2 adopting the 2006 Edition of the International Wildland-Urban Interface Code, including Attachment A – Map of Sleepy Hollow Fire Protection District Wildland-Urban Interface Zones

Recommendation

1. That the Board of Directors holds public hearing to introduce proposed Ordinance No. 2016-2 in connection with the proposed adoption the 2006 Edition of the International Wildland-Urban Interface Code, including Attachment A – Map of Sleepy Hollow Fire Protection District Wildland-Urban Interface Zones.
2. That the President of the Board read the title of Ordinance 2016-2 to adopt the 2006 Edition of the International Wildland-Urban Interface Code with certain local amendments and additions including - Map of Sleepy Hollow Fire Protection District Wildland-Urban Interface Zones.
3. That the Board of Directors at a subsequent public hearing to be held on November 22, 2016 adopts Ordinance 2016-2 adopting the 2006 Edition of the International Wildland-Urban Interface Code with certain local amendments and additions including - Map of Sleepy Hollow Fire Protection District Wildland-Urban Interface Zones.

Background

The proposed Wildland-Urban Interface (WUI) Ordinance has been prepared by a committee of the Marin County Fire Prevention Officers Association. This was initiated in response to the 2003 wildland fires that occurred in Southern California, as well as the recommendations of the Governor's Blue Ribbon Commission.

The proposed Ordinance 2016-2 adopts by reference the 2006 International Urban-Wildland Interface Code with amendments to specific sections and adds new definitions.

Discussion and Summary of Text of Ordinance

The following summary describes the Ordinance's amendments to the referenced document:

Chapter 1 – The amendments in this Chapter apply the current definition of “substantial remodel” to the building standards, access, water supply, vegetation management requirements, and exterior construction requirements for remodels and additions. It also adds a maintenance provision to the construction, fire protection, and VMP requirements of the Code.

This Chapter also allows the Fire Chief to adopt and approve Fire Protection Standards that may be required to provide detail to code requirements not specifically addressed in this Code. This is currently in the Uniform Fire Code Ordinance. The Chapter will require permits, Fire Protection Plans and Vegetation Management Plans, and describes the retention time for plans and what is required for final approval for occupancy.

Chapter 2 – This section adds several definitions recently adopted by the California Building Standards Commission and deletes fuel type models and ignition resistant construction classes not in conformance with California Standards.

Chapter 3 – This Chapter establishes the requirement for the local fire agency to identify and declare specific WUI boundaries.

Chapter 4 – This Chapter incorporates fire apparatus access requirements for roads and driveways. What is significant about this consensus from Marin Fire agencies is that (with few exceptions) the driveways, turnaround, and turnout template requirements and dimensions will be the same.

- Driveway minimum width, regardless of the number of dwelling units served will be 16 feet.
- Driveways in excess of 150 feet shall have an approved turnaround.

Water supplies, sources, and stored water capacities are also addressed in this Chapter.

The Chapter has been changed to incorporate the local standards, which describes the content and implementation of the Vegetation Management Plan.

Chapter 5 – The language in this Chapter was deleted in its entirety and replaced with the language adopted by the County of Marin. New building construction features are covered in Chapter 7A of the 2016 edition of the California Building Code and Section R327 of the California Residential Code. This Chapter includes new language to address remodels and additions that are not addressed in the California Building Commission Standards. This Chapter deals with materials, systems and methods of construction, State Fire Marshal test standards, roof and roof coverings,

gutters, attic ventilation, eave protection, exterior wall construction, decking, and ancillary structures. These State requirements are a direct result of the recommendations of the 2003 Southern California fire damage assessment team and the Governor's Blue Ribbon Commission.

Chapter 6 – This Chapter incorporates language which has been jointly crafted by the Marin County Fire Prevention Officers WUI Committee, the Marin County Counsel, and the Marin County Open Space District to satisfy concerns with defensible space requirements impacting open space land management and liability. Section 4 of the Ordinance also incorporates an amendment to the Uniform Fire Code Appendix IIA Section 16.1 language that was also jointly crafted with the Marin County Open Space District.

It is expected that some additional time will be required to review projects for compliance with Fire Protection Plans and Vegetation Management Plans.

Wildland-Urban Interface Zone Map:

For the purpose of defining responsibility for wildland regulations and response, the State of California is divided into three areas: Federal, State and Local Responsibility Areas.

- Federal Responsibility Areas (FRA): Areas in the State under ownership or responsibility of federal agencies.
- State Responsibility Areas (SRA): Areas in the State under ownership or responsibility of the State of California, such as the Sleepy Hollow Fire Protection District.
- Local Responsibility Areas (LRA): Areas in the State under control of local cities, towns, or municipalities.

Cal-Fire and the State Fire Marshal's office have responsibility to publish Wildland-Urban Interface zone maps for SRA and LRA. Local agencies may either accept or reject these maps. If rejected, the local agency is responsible to adopt their own map.

The Marin County Fire Prevention Officers, as part of the committee work to develop the standardized Countywide WUI Code, has produced a Countywide Wildland-Urban Interface Map. The County of Marin has adopted this map for all SRA areas of the County. It is proposed that the Sleepy Hollow Fire Protection District also adopt the map as adopted by the County.

Attachments

- Ordinance No. 2016-2
- Findings of Fact
- Appendix A - Map of Sleepy Hollow Fire Protection District Wildland-Urban Interface Zones