



STATE OF CALIFORNIA, NATURAL RESOURCES AGENCY
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
HOMEOWNERS SUMMARY OF FIRE PREVENTION AND LOSS REDUCTION LAWS
MENDOCINO UNIT 4290 PROGRAM (REV. 1/19)

Title 14 Code of California Regulations: Division 1.5, Chapter 7, Subchapter 2, Articles 1-5

These regulations have been prepared and adopted for establishing minimum wildfire protection standards in conjunction with building, construction and development in SRA. The future design and construction of structures, subdivisions and developments in State Responsibility Area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles. These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. *The intent statements that follow is a summary and provided for information only.*

Application of Standards (Article 1) The following activities initiate the application of specific standards (Articles 2-5) within the regulations.

- Creation of New Parcels (except lot line adjustments)
- Building Permit for New Construction
- Siting of Manufactured Homes
- Road construction (new or an extension of existing)
- Permitting of any industrial or commercial occupancy
- Application for Use Permit

Requests for Exceptions (Article 1)

Requests for exception from a specified requirement shall be submitted by the applicant in writing to CAL FIRE listing the applicable code section, stating the material facts supporting the exception request, listing the proposed mitigation measure and providing a map of the requested change.

Appeals (Article 1)

Any applicant may appeal the denial of an exception to the local jurisdiction who shall provide written findings to the local CAL FIRE office if the appeal is granted.

Maintenance Requirements (Article 1)

The maintenance of all requirements shall be secured as a condition of the approved permit or map.

Article 2. Emergency Access Standards

Road and street networks, whether public or private, unless exempted under section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with sections 1273.00 through 1273.11.

Road Standards (Article 2)

- Two ten-foot traffic lanes, not including shoulder
- A minimum 75,000-pound load capacity
- A maximum grade of 16%
- A minimum inside curve radius of 50 feet
- Turnarounds shall have a minimum 40-foot radius,
- Hammerhead "T" if used shall be minimum 60 feet at top of the "T"
- Turnouts shall be a minimum 12 feet wide and 30 feet long with a 25-foot taper at each end, and be constructed every 400 feet.
- One-way roads shall be a minimum 12 feet wide, serving a maximum of 10 dwelling units and not exceed 2,640 feet in cumulative length

Dead-end roads shall not exceed the following lengths:

- 800 feet for parcels zoned for less than 1 acre
- 1,320 feet for parcels zoned for 1 acre to 4.99 acres
- 2,640 feet for parcels zoned 5 to 19.99 acres
- 5,280 feet for parcels zoned for 20 acres or larger

Driveway Standards (Article 2)

- A minimum of ten feet wide, not including shoulder
- A minimum of 14 feet unobstructed horizontal clearance and 15 feet unobstructed vertical clearance
- A maximum grade of 16%
- A minimum inside curve radius of 50 feet
- Turnarounds shall be provided to all building sites on driveways over 300 feet and be within 50 feet of the building

Gate Standard (Article 2)

- Gate openings shall be at least 2 feet wider than the road surface and be located at least 30 feet, *plus the length of the swing of the gate*, from the intersecting roadway.

Article 3. Signing and Building Numbering

All newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway.

- A minimum 4-inch letter height, 1/2-inch stroke, reflectorized, contrasting with the background color of the sign
- Visible for 100 feet from both directions of travel
- Height of signs shall be uniform county wide
- Shall be posted at driveway entrances and each fork of the driveway
- Multiple addresses shall be mounted on a single post

Article 4. Emergency Water Standards

When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.

Hydrant/ Fire Valve (Article 4)

- Be at least 18 inches above grade, a minimum of 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway
- Be located between 50 feet and ½ mile from the building it serves
- Hydrant head shall be 2 ½" NH male thread with cap for pressure and gravity flow systems and 4 ½" NH male thread for draft systems
- Must have suitable crash protection
- Be identified with a 3-inch reflectorized blue dot on the driveway address sign, or placed on a fire-retardant post within 3 feet of the hydrant, or identified as described in the State Fire Marshal's Highway Marker Guidelines.

Article 5. Fuel Modification Standards

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways; and a point of attack or defense from a wildfire.

Setback Standards (Article 5)

- All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road.
- Parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.



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Disposal of Flammable Vegetation and Fuels (Article 5)

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Greenbelts (Article 5)

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan

DEFENSIBLE SPACE AROUND STRUCTURES

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials. **(PRC 4291)**

PERMITS FOR BURNING

A person shall not burn any brush, stumps, logs, fallen timber, fallows, slash, grass-covered land, brush-covered land, forest-covered land, or other flammable material, in any state responsibility area, area receiving fire protection by the department by contract, or upon federal lands administered by the United States Department of Agriculture or Department of the Interior, unless the person has a written permit from the department or its duly authorized representative or the authorized federal officer on federal lands administered by the United States Department of Agriculture or of the Interior and in strict accordance with the terms of the permit. **(PRC 4423)**

SPARK ARRESTORS

No person shall use, operate, or allow to be used or operated, any internal combustion engine which uses hydrocarbon fuels on any forest-covered land, brush-covered land, or grass-covered land unless the engine is equipped with a spark arrester, as defined in subdivision (c), maintained in effective working order or the engine is constructed, equipped, and maintained for the prevention of fire. **(PRC 4442)**



This handout has been produced by the CAL Fire - Mendocino Unit for informational purposes only. For a complete listing of the Fire Safe Regulations visit www.fire.ca.gov