

Title 14 of the California Code of Regulations (14 CCR),

Division 1.5, Chapter 7

Subchapter 2, Articles 1-5

“DRAFT State Minimum Fire Safe Regulations, 2021”

Subchapter 2. ~~SRA/VHFHSZ~~ State Minimum Fire Safe Regulations

Article 1. Administration

§ 1270.00. Title.

These regulations shall be known as the “~~SRA/VHFHSZ~~ State Minimum Fire Safe Regulations,” and shall constitute the ~~basic~~ minimum ~~w~~Wildfire protection standards of the California Board of Forestry and Fire Protection.

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4102, 4126, 4127 and 4290, Public Resources Code.

§ 1270.01. Definitions ~~Purpose~~

The following definitions are applicable to this Subchapter.

(a) Access: The Roads on a route from a Building to the nearest Collector Road.

(b) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.

(c) Board: California Board of Forestry and Fire Protection.

(d) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as

Utility and Miscellaneous Group U.

(e) CAL FIRE: California Department of Forestry and Fire Protection.

(f) Clear Width: A horizontal area free of vegetation, debris, fences, or other materials that may impede traffic flow; this area may include flexible posts or barriers.

(g) Collector Road: Roads identified by a Local Jurisdiction as a major or minor, or general, collector road pursuant to Title 23, Code of Federal Regulations, § 470.105 and in conformance with the procedures in the US Federal Highway Administration "Highway Functional Classification Concepts, Criteria, and Procedures," 2013 Edition, hereby incorporated by reference.

(h) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped Roads.

(i) Defensible Space: As defined in California Code of Regulations, Title 14, § 1299.02(a).

(j) Development: As defined in section 66418.1 of the California Government Code.

(k) Director: Director of the Department of Forestry and Fire Protection or their designee.

(l) Driveway: A vehicular pathway that serves up to two (2) parcels with no more than two (2) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.

(m) Exception: An alternative means or method to achieve a

specified standard requested by the applicant subject to [S 1270.06 \(Exceptions to Standards\).](#)

(n) Existing Road: A physical Road constructed and used by vehicles prior to a Development proposal.

(o) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.

(p) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards.

(q) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.

(r) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.

(s) Greenbelts: Agricultural lands, open space, parks, wildlands, or a combination thereof, as designated by Local Jurisdictions, which surround or are adjacent to a city or urbanized area, and restrict or prohibit Development.

(t) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

(u) Hammerhead/T: A Road or Driveway that provides a "T"

1 shaped, three-point Turnaround space for Fire Apparatus, being
2 no narrower than the Road or Driveway that serves it.

3 (v) Hazardous Land Use: A land use that presents a significantly
4 elevated potential for the ignition, prolonged duration, or
5 increased intensity of a Wildfire due to the presence of
6 flammable materials, liquids, or gasses, or other features that
7 initiate or sustain combustion. Such uses are determined by the
8 Local Jurisdiction and may include, but are not limited to,
9 power-generation and distribution facilities; wood processing or
10 storage sites; flammable gas or liquids processing or storage
11 sites; or shooting ranges.

12 (w) Local Jurisdiction: Any county, city/county agency or
13 department, or any locally authorized district that approves or
14 has the authority to regulate Development.

15 (x) Local Responsibility Area (LRA): Those areas of land not
16 classified by the Board where the financial responsibility of
17 preventing and suppressing Wildfires is that of the state or
18 federal government, pursuant to Public Resources Code (PRC)
19 section 4125.

20 (y) Local Road: Roads identified by a Local Jurisdiction as a
21 local road pursuant to Title 23, Code of Federal Regulations, §
22 470.105 and in conformance with the procedures in the US Federal
23 Highway Administration "Highway Functional Classification
24 Concepts, Criteria, and Procedures," 2013 Edition, hereby
25 incorporated by reference.

(z) Municipal-Type Water System: A system having water pipes

servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

(aa) New Road: A theoretical Road proposed in a Development application.

(bb) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.

(cc) One-way Road: A minimum of one Traffic Lane width designed for traffic flow in one direction only.

(dd) Perimeter: The boundary of an individual parcel and/or the boundary of a tentative and final or parcel map, pursuant to Government Code § 66411, within which lies any Building construction.

(ee) Residential Unit: Any Building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units, unless being sited or installed as an accessory or junior accessory dwelling unit in accordance with [§ 1270.03\(d\) \(Scope - Exemptions - ADUs\)](#).

(ff) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land.

(gg) Road: A public or private vehicular pathway to more than two (2) parcels, more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(hh) Road or Driveway Structures: Bridges, culverts, and other appurtenant structures which supplement the Traffic Lane or Shoulders.

(ii) Shoulder: A vehicular pathway adjacent to the Traffic Lane.

(jj) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.

(kk) Structure: That which is built or constructed, a Building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

(ll) Substantial Compliance: Nearly complete satisfaction of all material requirements consistent with the purpose of the applicable State Minimum Fire Safe Regulations even though the formal requirements are not satisfied.

(mm) Substantial Evidence: Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, in light of the whole record of evidence, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, or evidence which is clearly erroneous or inaccurate does not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

(nn) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.

1 (oo) Turnaround: A portion of a Road or Driveway, unobstructed
2 by parking, which allows for a safe opposite change of direction
3 for Fire Apparatus. Design of such area may be a hammerhead/T or
4 terminus bulb.

5 (pp) Turnout: A widening in a Road or Driveway to allow vehicles
6 to pass.

7 (qq) Undeveloped Ridgeline: A Ridgeline with no Buildings.

8 (rr) Utility and Miscellaneous Group U: A Structure of an
9 accessory character or a miscellaneous Structure not classified
10 in any specific Occupancy permitted, constructed, equipped, and
11 maintained to conform to the requirements of Title 24,
12 California Building Standards Code.

13 (ss) Vertical Clearance: The minimum specified height of a
14 bridge, overhead projection, or vegetation clearance above the
15 Road or Driveway.

16 (tt) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in
17 Government Code section 51177(i).

18 (uu) Wildfire: As defined in Public Resources Code Section 4103
19 and 4104.

20 ~~(a) These regulations have been prepared and adopted for the~~
21 ~~purpose of establishing minimum wildfire protection standards in~~
22 ~~conjunction with building, construction and development in the~~
23 ~~State Responsibility Area (SRA) and, after July 1, 2021, the Very~~
24 ~~High Fire Hazard Severity Zones as defined in Government Code S~~
25 ~~51177(i) (VHFHSZ).~~

~~(b) The future design and construction of structures,~~

~~subdivisions and developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles.~~

~~(c) These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.02. Purpose. ~~Scope~~

(a) These regulations have been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building construction and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).

(b) Building construction in the SRA and, after July 1, 2021, the VHFHSZ shall provide for minimum Wildfire protection standards as specified in the following articles.

(c) These standards shall provide for emergency ingress and egress; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped

Ridgelines. The regulations which follow shall specify the minimums for such standards.

(d) By limiting Building construction in those areas where these minimum Wildfire protection standards are not satisfied, this reduces the risk of Wildfires in these areas, which among other things protects the health, safety and welfare of residents, and protects natural resources and the environment.

~~(a) These regulations shall apply to:~~

~~(1) the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsections (b) through (d), inclusive, and (f);~~

~~(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971, except where being sited or installed as an accessory or junior accessory dwelling unit as set forth in subsection (d) below;~~

~~(3) all tentative and parcel maps or other developments approved after January 1, 1991; and~~

~~(4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.~~

~~(b) These regulations do not apply where an application for a~~

~~Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.~~

~~(c) (1) At the discretion of the Local Jurisdiction, and subject to any requirements imposed by the Local Jurisdiction to ensure reasonable ingress, egress, and capacity for evacuation and emergency response during a Wildfire, these regulations shall not apply to the reconstruction or repair of legally constructed residential, commercial, or industrial Buildings due to a Wildfire, to the extent that the reconstruction or repair does not:~~

~~(A) increase the square footage of the residential, commercial, or industrial Building or Buildings that previously existed; or~~

~~(B) change the use of the Building or Buildings that had existed previously; or~~

~~(C) construct a new Building or Buildings that did not previously exist on the site.~~

~~(2) Nothing in this subsection shall be construed to alter the extent to which these regulations apply to the reconstruction or repair of a legally constructed residential, commercial, or industrial Building for reasons unrelated to a Wildfire.~~

~~(d) These regulations do not apply to the creation of accessory or junior accessory dwelling units that comply with Government Code sections 65852.2 or 65852.22, or any local ordinances enacted thereunder, as applicable, including any local ordinances requiring provisions for fire and life safety.~~

~~(e) Unless otherwise exempt pursuant to this Subchapter, affected activities include, but are not limited to:~~

~~(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);~~

~~(2) application for a Building permit for new Building construction;~~

~~(3) application for a use permit; and~~

~~(4) road construction.~~

~~(f) EXEMPTION: Roads used solely for agricultural, mining, or the management and harvesting of wood products.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.03. Scope. ~~Provisions for Application of The Regulations~~

(a) These regulations shall apply to:

(1) the Perimeters and Access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991 and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsections

(b), (c), (d), and (e) below.

1 (2) the siting of newly installed commercial modulars,
2 manufactured homes, mobilehomes, and factory-built housing, as
3 defined in Health and Safety Code sections 18001.8, 18007,
4 18008, and 19971, except where being sited or installed as an
5 accessory or junior accessory dwelling unit as set forth in
6 subsection (d) below;

7 (3) all tentative and parcel maps or other Developments
8 approved after January 1, 1991; and

9 (4) applications for Building permits on a parcel approved
10 in a pre-1991 parcel or tentative map to the extent that
11 conditions relating to the Perimeters and Access to the
12 Buildings were not imposed as part of the approval of the parcel
13 or tentative map.

14 (b) These regulations do not apply where an application for a
15 Building permit in the SRA is filed after January 1, 1991 for
16 Building construction on a parcel that was formed from a parcel
17 map or tentative map (if the final map for the tentative map is
18 approved within the time prescribed by the local ordinance)
19 approved prior to January 1, 1991, to the extent that conditions
20 relating to the Perimeters and Access to the Buildings were
21 imposed by the parcel map or final tentative map approved prior
22 to January 1, 1991.

23 (1) For this exemption to apply, the parcel map or
24 tentative map that was approved prior to January 1, 1991, shall
25 have imposed conditions relating to the Perimeters and Access to
the Building construction that is the subject of the Building

1 permit application filed after January 1, 1991.

2 (2) These regulations shall apply to the Building
3 construction to the extent that conditions relating to the
4 Perimeters and Access to the Buildings were not imposed as part
5 of the approval of the parcel map or tentative map.

6 (c) At the discretion of the Local Jurisdiction, and subject to
7 any requirements imposed by the Local Jurisdiction to ensure
8 reasonable ingress, egress, and capacity for evacuation and
9 emergency response during a Wildfire, these regulations shall
10 not apply to the reconstruction or repair of a Building due to a
11 Wildfire, subject to the following:

12 (1) this exemption shall not apply if the reconstruction or
13 repair encroaches on the minimum setback requirements in [§](#)
14 [1276.01 Building and Parcel Siting and Setbacks](#);

15 (2) this exemption shall not apply if the reconstruction or
16 repair changes the use of the Building or Buildings that had
17 existed previously;

18 (3) nothing in this subsection shall be construed to alter
19 the extent to which these regulations apply to the
20 reconstruction or repair of a Building for reasons unrelated to
21 a Wildfire; and

22 (4) nothing in this subsection shall be construed to alter
23 the legal character of a Building reconstructed or repaired
24 pursuant to this exemption.

25 (d) These regulations do not apply to the creation of accessory
or junior accessory dwelling units that comply with Government

Code sections 65852.2 or 65852.22, or any local ordinances enacted thereunder, as applicable, including any local ordinances requiring provisions for fire and life safety.

(e) These regulations shall not apply to Roads used solely for Agriculture, mining, or the management of timberland and harvesting of forest products.

~~This Subchapter shall be applied as follows:~~

~~(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA.~~

~~(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.~~

~~(c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or development permit or map.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.04. Local Regulations Ordinances.

(a) These regulations shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, these regulations do not supersede local regulations which equal or exceed the standards of this Subchapter. ~~Nothing contained in~~

~~these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or Local Jurisdiction provided that such ordinance, rule, or regulation is equal to or exceeds these minimum standards.~~

~~(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter. Counties may submit their local ordinances for certification via email to the Board, and the Board may certify them as equaling or exceeding these regulations when they provide the same practical effect. If the Board determines that the local requirements do not equal or exceed these regulations, it shall not certify the local ordinance.~~

~~(c) A Local Jurisdiction shall not apply exemptions that are not enumerated in this Subchapter. Exceptions requested and approved in conformance with [§ 1270.06 \(Exceptions to Standards\)](#) may be granted on a case-by-case basis. When the Board grants certification, the local ordinances, in lieu of these regulations, shall be applied as described in 14 CCR § 1270.02 and used as the basis for inspections performed under 14 CCR § 1270.05.~~

~~(d) A Local Jurisdiction or Fire Authority may notify the Board upon commencement of any revisions to relevant local regulations. The Board may provide technical assistance to the agency during the revision drafting process. The Board's certification of local ordinances pursuant to this section is~~

1 ~~rendered invalid when previously certified ordinances are~~
2 ~~subsequently amended by Local Jurisdictions, or the regulations~~
3 ~~are amended by the Board, without Board re-certification of the~~
4 ~~amended ordinances. The Board's regulations supersede the~~
5 ~~amended local ordinance(s) when the amended local ordinance(s)~~
6 ~~are not re-certified by the Board. Amendments made by Local~~
7 ~~Jurisdictions to previously certified ordinances shall be~~
8 ~~submitted for re-certification.~~

9 (e) The Local Jurisdiction or Fire Authority may submit their
10 draft regulation to the Board at least 90 days before the first
11 meeting of the Local Jurisdiction or Fire Authority at which the
12 proposed draft will be presented to the public.

13 (f) The Board may provide recommendations on the draft within 60
14 days.

15 (g) Notwithstanding a local regulation that equals or exceeds
16 the State Minimum Fire Safe Regulations, Building construction
17 shall comply with the State Minimum Fire Safe Regulations.

18 Note: Authority cited: Section 4290, Public Resources Code.
19 Reference: Sections 4290 and 4291, Public Resources Code.

20 § 1270.05. Inspections.

21 Inspections shall conform to the following requirements:

22 (a) Inspections in the SRA shall be made by:

23 (1) the Director, or

24 (2) Local Jurisdictions that have assumed state fire
25 protection responsibility on SRA lands, or

1 (3) Local Jurisdictions where the inspection duties have
2 been formally delegated by ~~CAL FIRE~~ the Director to the Local
3 Jurisdiction, pursuant to subsection (b).

4 (b) The Director may delegate inspection authority to a Local
5 Jurisdiction subject to all of the following criteria:

6 (1) The Local Jurisdiction represents that they have
7 appropriate resources to perform the delegated inspection
8 authority.

9 (2) The Local Jurisdiction acknowledges that CAL FIRE's
10 authority under subsection (d) shall not be waived or
11 restricted.

12 (3) The Local Jurisdiction consents to the delegation of
13 inspection authority.

14 (4) The Director may revoke the delegation at any time.

15 (5) The delegation of inspection authority, and any
16 subsequent revocation of the delegation, shall be documented in
17 writing, and retained on file at the CAL FIRE Unit headquarters
18 that administers SRA fire protection in the Local Jurisdiction.

19 ~~Nothing in this section abrogates CAL FIRE's authority to~~
20 ~~inspect and enforce state forest and fire laws even when the~~
21 ~~inspection duties have been delegated pursuant to this section.~~

22 (c) Inspections in the VHFHSZ shall be made by the Local
23 Jurisdiction or Fire Authority.~~Reports of violations shall be~~
24 ~~provided to the CAL FIRE Unit headquarters that administers SRA~~
25 ~~fire protection in the Local Jurisdiction.~~

(d) Nothing in this section abrogates CAL FIRE's authority to

1 inspect and enforce state forest and fire laws in the SRA even
2 when the inspection duties have been delegated pursuant to this
3 section. ~~When inspections are conducted, they shall occur prior~~
4 ~~to: the issuance of the use permit or certificate of occupancy;~~
5 ~~the recordation of the parcel map or final map; the filing of a~~
6 ~~notice of completion; or the final inspection of any project or~~
7 ~~Building permit.~~

8 (e) Reports of violations within the SRA shall be provided to
9 the CAL FIRE Unit headquarters that administers SRA fire
10 protection in the Local Jurisdiction.

11 (f) Inspections conducted by the Director shall be limited to
12 confirming compliance with the State Minimum Fire Safe
13 Regulations. Inspections conducted by the Local Jurisdiction or
14 Fire Authority shall confirm compliance with the State Minimum
15 Fire Safe Regulations. A Local Jurisdiction may, in its
16 discretion, conduct additional inspections with respect to a
17 local regulation that equals or exceeds the State Minimum Fire
18 Safe Regulations.

19 (g) The Local Jurisdiction shall ensure that any applicable
20 Building construction complies with the applicable sections of
21 this Subchapter.

22 Note: Authority cited: Section 4290, Public Resources Code.
23 Reference: Sections 4102, 4119, 4125, 4290 and 4291, Public
24 Resources Code.
25

§ 1270.06. Exceptions to Standards.

(a) The requirements in this section apply to requests for Exceptions from the standards in the State Minimum Fire Safe Regulations.

~~(b_a)~~ Upon request by the applicant, ~~an~~ ~~e~~Exceptions to a standards within this ~~s~~Subchapter ~~or to Local Jurisdiction~~ ~~certified ordinances~~ may be granted ~~allowed~~ by the inspection entity in accordance with ~~listed in~~ § 1270.05 (Inspections). ~~where the exceptions provide the same practical effect as these regulations towards providing defensible space.~~

(1) Exceptions shall only be granted where the Exception provides for Substantial Compliance with the minimum standards provided in this Subchapter.

(2) Exceptions granted by the inspection entity ~~listed in~~ ~~14 CCR § 1270.05~~ shall be made on a case-by-case basis only, shall be in writing, and shall be supported by Substantial Evidence. Exceptions granted by the inspection entity ~~listed in~~ ~~14 CCR § 1270.05~~ shall be forwarded to the Board and the appropriate CAL FIRE unit headquarters ~~Unit Office~~ that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located~~county~~. Exceptions shall be retained on file at both offices for a period of no less than five (5) years. ~~and shall be retained on file at the Unit Office.~~

~~(b_c)~~ Requests for an ~~e~~Exception shall be made in writing to the inspection entity ~~listed in 14 CCR § 1270.05~~ by the applicant or

the applicant's authorized representative.

(1) ~~At a minimum, the~~ Exception requests shall state

(i) the specific section(s) for which an eException is requested;

(ii) material facts supporting the necessity for an Exception ~~contention of the applicant;~~

(iii) material facts demonstrating the proposed alternative mean(s) Substantially Complies with the State Minimum Fire Safe Regulation for which the Exception is requested; ~~the details of the exception proposed,~~ and

(iv) a map showing the proposed location and siting of the eException, including address or parcel number, as applicable.

(2) Local Jurisdictions acting as inspection entities pursuant to ~~listed in~~ [§ 1270.05 \(Inspections\)](#) may establish additional procedures or requirements for eException requests.

(ed) ~~Where an exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. Exception decisions may be appealed.~~ The Local Jurisdiction may establish or utilize an appeal process consistent with existing local Building or planning department appeal processes.

(1) In addition to local requirements, the Local Jurisdiction shall consult with the inspection entity prior to making a determination on an appeal.

(2) The inspection entity shall provide documentation

demonstrating how the requested Exception does or does not substantially comply with the standards in this Subchapter.

~~Before the Local Jurisdiction makes a determination on an appeal, the inspection authority shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested exception on Wildfire protection.~~

(e) If an appeal is granted, the Local Jurisdiction shall make written findings of the Exception's Substantial Compliance, as defined [§ 1270.01 \(Definitions\)](#), with the minimum standards in this Subchapter, supported by Substantial Evidence. ~~that the decision meets the intent of providing defensible space consistent with these regulations.~~ Such findings shall include a written statement of reasons for overriding the decision of the inspection entity, if necessary. A written copy of these findings shall be provided to the Board and the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction, or in the county in which the Local Jurisdiction is located.

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1270.07. Distance Measurements.

All specified or referenced distances are measured along the ground, unless otherwise stated.

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

Article 2. ~~Emergency Access~~ Ingress and Egress

§ 1273.00. Purpose and Application~~Intent~~.

(a) New Roads, ~~and~~ Driveways, and Road or Driveway Structures, whether public or private, unless exempted under [§ 1270.03\(b\) - \(e\) \(Scope - Exemptions\)](#) ~~14 CCR 1270.02(e)~~, shall provide for concurrent Fire Apparatus ingress and ~~safe access for emergency wildfire equipment and civilian evacuation concurrently,~~ and shall provide unobstructed traffic circulation during a ~~Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09,~~ as set forth in this Article.

(b) The provisions of this Article and [Article 3 \(Signing and Building Numbering\)](#) shall apply to all New Roads, Driveways, or Road or Driveway Structures. The provisions of this Article and [Article 3 \(Signing and Building Numbering\)](#) shall further apply to all Existing Roads, Driveways, or Road or Driveway Structures within a Perimeter.

(c) The provisions of this Article and [Article 3 \(Signing and Building Numbering\)](#) shall further apply to any Existing Road, Driveway, or Road or Driveway Structure that provides Access to Building construction which includes

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or

(2) an application for a change of zoning which proposes to increase zoning intensity or density; or

1 (3) an application for a change in use permit which
2 proposes to increase use intensity or density.

3 (d) Notwithstanding any other provision in this Subchapter,
4 Building construction is prohibited where Access is provided by
5 a Road that does not meet the minimum requirements in § 1273.12
6 (Standards for Existing Roads).

7 Note: Authority cited: Section 4290, Public Resources Code.
8 Reference: Sections 4290 and 4291, Public Resources Code.

9
10 § 1273.01. Horizontal and Vertical Curves / Curb Radii ~~Width.~~

11 (a) No Road or Road Structure shall have a horizontal inside
12 radius of curvature (measured from the centerline of the inside
13 lane) of less than fifty (50) feet, except as provided for in
14 subsections (b), (c), and (d).

15 (1) An additional four (4) feet of surface width shall be
16 added to the required widths in § 1273.05 (Road and Driveway
17 Traffic Lane Width and Clear Width) to curves of 50-100 feet
18 radius.

19 (2) One (1) foot of additional Road width shall be added to
20 curves of 100-200 feet, as illustrated on Figure 1 and Figure 2.

21 (3) Flexible posts may be placed within the required
22 radius.

23 (b) Where the operating speed of a Road is 15 miles per hour
24 (mph) or less, an alternative standard to subsection (a) based
25 on modeling performed by a Professional Engineer, as described
within the Professional Engineers Act (Chapter 7 of Division 3

of the Business and Professions Code), that demonstrates Fire Apparatus can negotiate the proposed horizontal inside radius satisfies the requirement of this section.

(c) At intersections where on-street parking and bike lanes may be present or where width allows, smaller curb radii or curb extensions to minimize pedestrian exposure and collision severity are present, the effective turning radius shall not be less than fifty (50) feet as illustrated in Figure 3 below.

(d) At intersections in areas without on-street parking and/or bike lanes where speeds approaching the intersection are less than 15 mph; and traffic volumes on the receiving road are less than 120 vehicles per hour during either an evacuation event or during the peak commute hour, whichever is a higher volume, curb radii of twenty (20) feet based on modeling performed by a Professional Engineer, as described within the Professional Engineers Act (Chapter 7 of Division 3 of the Business and Professions Code), that demonstrates Fire Apparatus can negotiate the proposed horizontal inside radius as illustrated in Figure 4, satisfies the requirement of this section.

(e) The length of vertical curves of roads, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

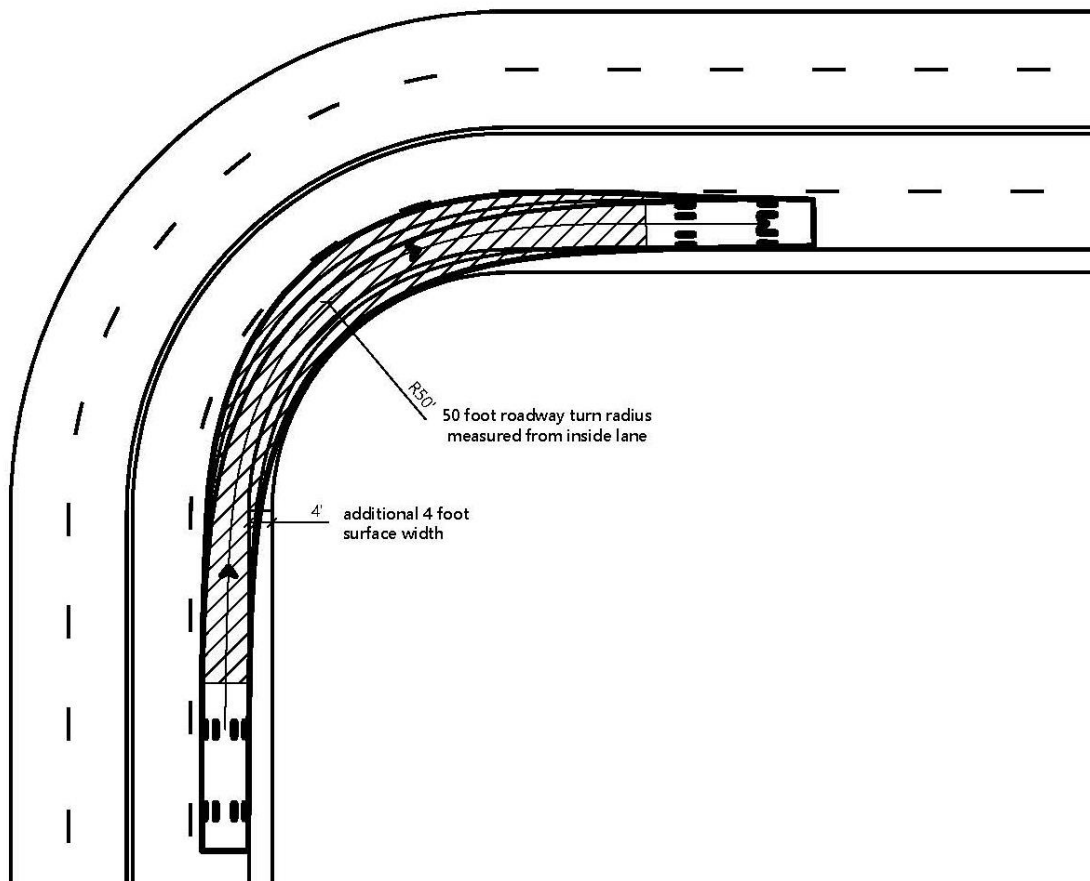


Figure 1
Effective Turning Radius for Horizontal Curvature with 50 Foot Radius

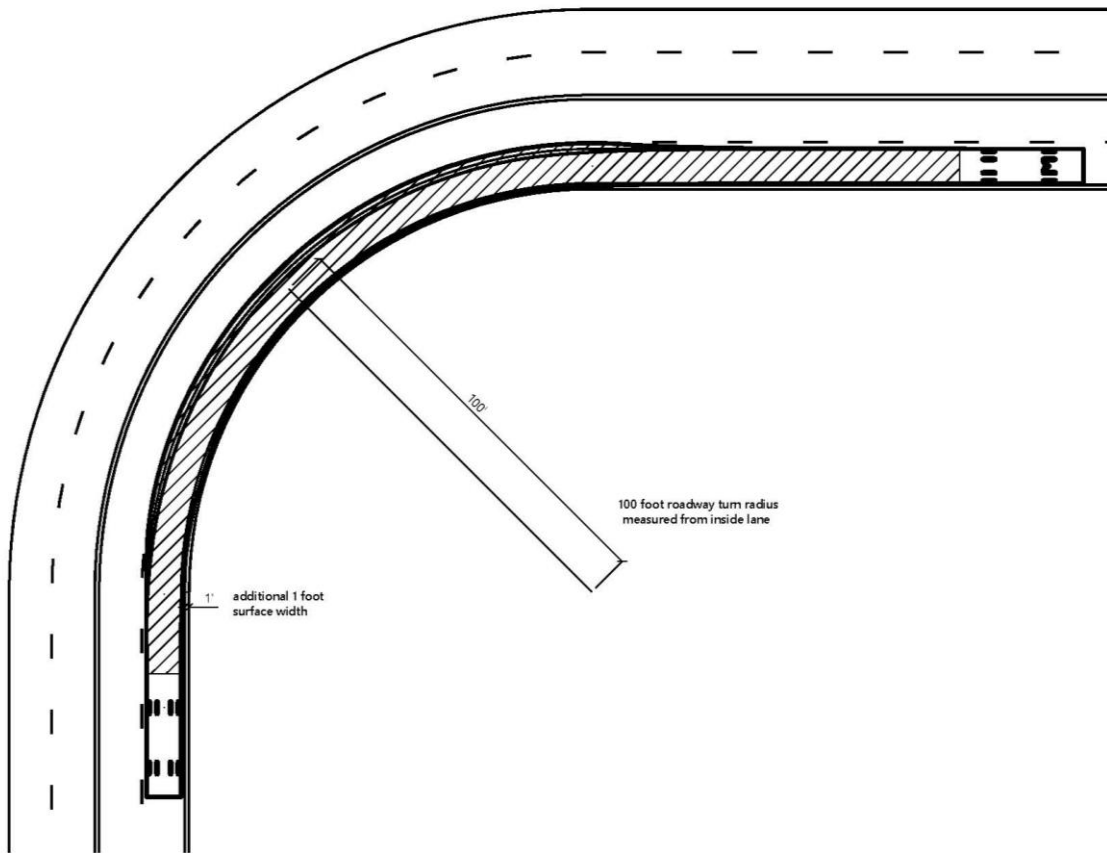


Figure 2
Effective Turning Radius for Horizontal Curvature with 100 Foot Radius

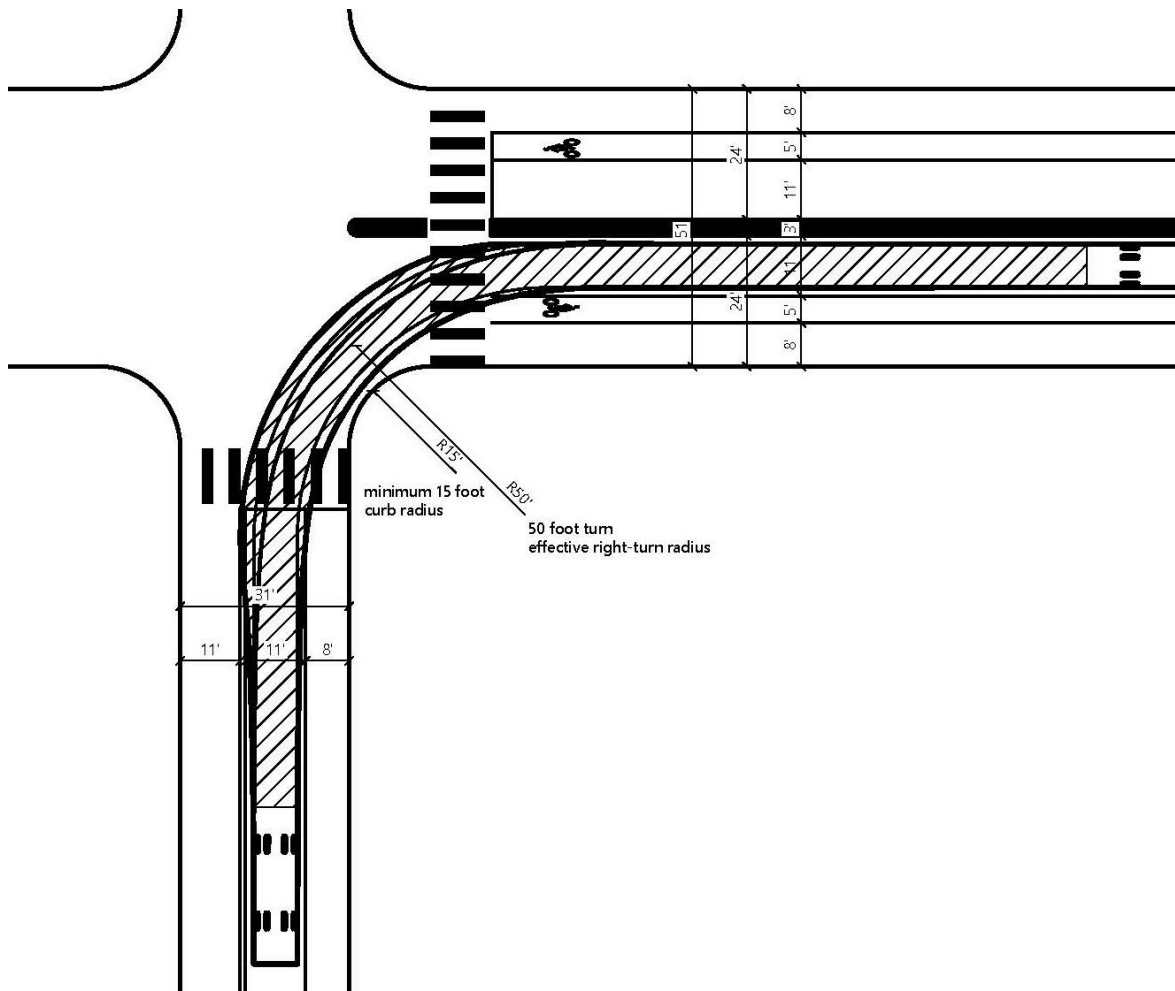


Figure 3
Effective Turning Radius for Intersections with Bike Lanes or Parking

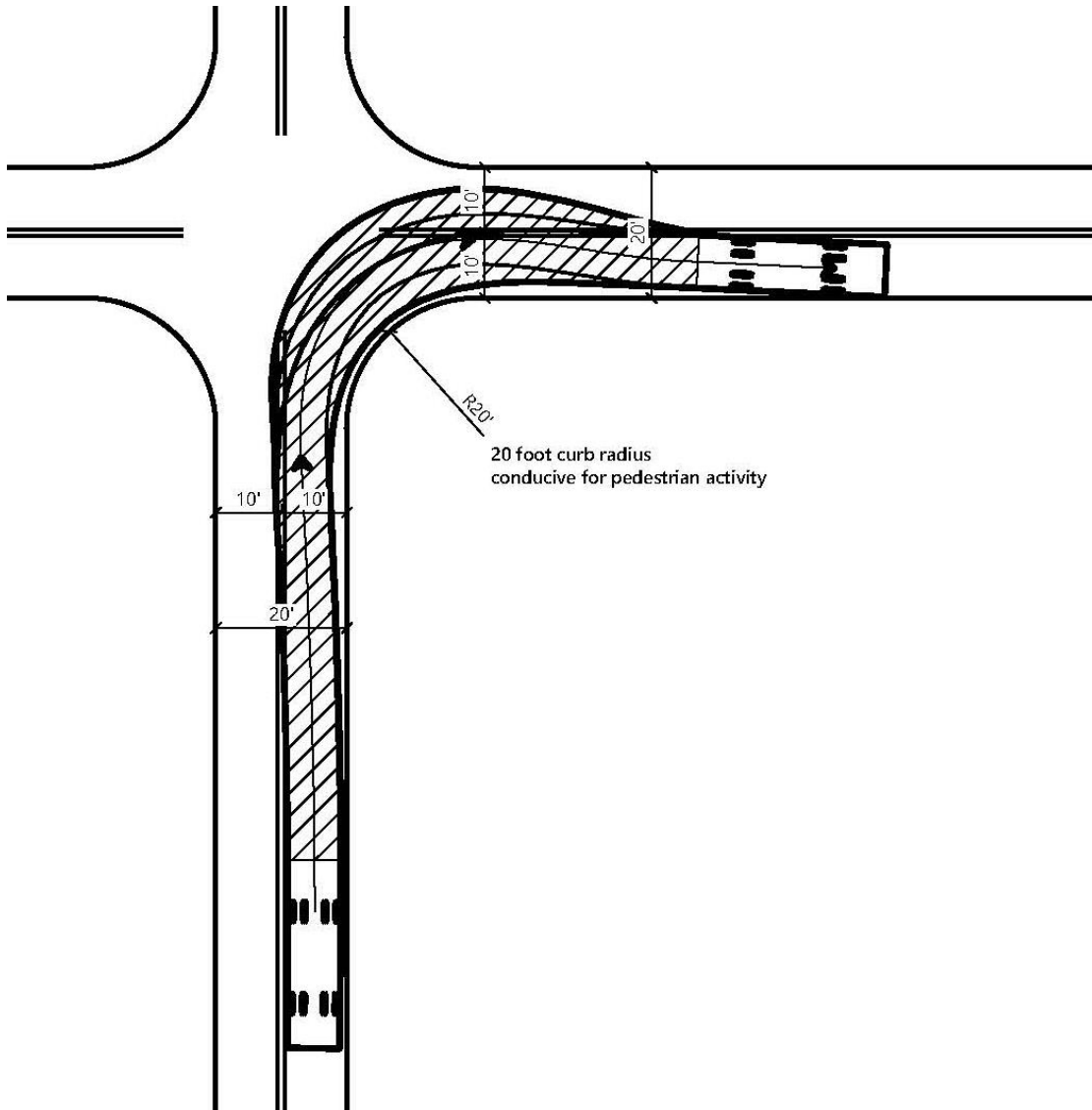


Figure 4
Effective Turning Radius for 20 Foot Wide Road Intersection

1 ~~(a) All roads shall be constructed to provide a minimum of two~~
2 ~~ten (10) foot traffic lanes, not including shoulder and~~
3 ~~striping. These traffic lanes shall provide for two-way traffic~~
4 ~~flow to support emergency vehicle and civilian egress, unless~~
5 ~~other standards are provided in this article or additional~~
6 ~~requirements are mandated by Local Jurisdictions or local~~
7 ~~subdivision requirements. Vertical clearances shall conform to~~
8 ~~the requirements in California Vehicle Code section 35250.~~

9 ~~(b) All one-way roads shall be constructed to provide a minimum~~
10 ~~of one twelve (12) foot traffic lane, not including shoulders.~~
11 ~~The Local Jurisdiction may approve one-way roads.~~

12 ~~(1) All one-way roads shall, at both ends, connect to a road~~
13 ~~with two traffic lanes providing for travel in different~~
14 ~~directions, and shall provide access to an area currently zoned~~
15 ~~for no more than ten (10) residential units.~~

16 ~~(2) In no case shall a one-way road exceed 2,640 feet in length.~~
17 ~~A turnout shall be placed and constructed at approximately the~~
18 ~~midpoint of each one-way road.~~

19 ~~(c) All driveways shall be constructed to provide a minimum of~~
20 ~~one (1) ten (10) foot traffic lane, fourteen (14) feet~~
21 ~~unobstructed horizontal clearance, and unobstructed vertical~~
22 ~~clearance of thirteen feet, six inches (13' 6").~~

23 Note: Authority cited: Section 4290, Public Resources Code.
24 Reference: Sections 4290 and 4291, Public Resources Code.
25

1 § 1273.02. Road and Driveway Surfaces.

2 (a) Roads shall ~~be designed and maintained to~~ support the
3 imposed load of ~~Fire~~ Apparatus weighing ~~at least~~ 75,000
4 pounds. ~~and provide an aggregate base.~~ The surface material of
5 the Road shall be non-erodible (including, but not limited to, a
6 binding agent, gravel, lime slurry, or pavement) and designed to
7 support the required weight at all times, including during
8 saturated soil conditions.

9 (b) Driveways and road and driveway structures shall ~~be designed~~
10 ~~and maintained to~~ support at least 36,0000 ~~40,000~~ pounds.

11 (c) The ~~Project~~ proponent shall provide certified engineered
12 ~~engineering~~ specifications to support the Road design, if
13 requested by the ~~Local authority having~~ Jurisdiction.

14 Note: Authority cited: Section 4290, Public Resources Code.

15 Reference: Sections 4290 and 4291, Public Resources Code.

16 § 1273.03. Bridge or Elevated Structures on Roads and Driveways.
17 Grades.

18 (a) Signing in conformance with the requirements in Article 3
19 (Signing and Building Numbering), shall reflect the capability
20 of each bridge or elevated structure, including but not limited
21 to weight or vertical clearance limitations, one-way road or
22 single Traffic Lane conditions, or bridge weight rating limits.

23 (b) Bridges and elevated structures shall be designed and
24 constructed to accommodate a gross vehicle weight rating of
25 75,000 pounds. Vehicle load limits shall be posted at both

entrances to bridges.

(1) Bridges or elevated structures may support a maximum weight of less than 75,000 pounds if the Fire Authority verifies that the Fire Apparatus most likely to be used will be under the maximum load weight of the bridge.

(2) If the bridge or elevated structure is designed for a lower weight, then it shall be identified through signing as required in [Article 3 \(Signing and Building Numbering\)](#). In no case shall the bridge or elevated structure be designed to support a weight below 36,000 pounds.

(3) American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference, may be used in lieu of total vehicle weight if bridges and elevated structures are designed and certified by a Professional Engineer, as described within the Professional Engineers Act (Chapter 7 of Division 3 of the Business and Professions Code).

(c) Where elevated surfaces designed for Fire Apparatus use are adjacent to surfaces which are not designed for such use, barriers, signs, and/or other distinguishing features, as approved by the Local Jurisdiction, shall be installed and maintained.

(d) Notwithstanding the above requirements, a bridge or elevated structure with only one Traffic Lane satisfies the requirements of this section so long as it provides for

unobstructed visibility from one end to the other and Turnouts at both ends. Bridges or elevated structures with only one Traffic Lane shall be implemented consistent with requirements outlined in [§ 1273.05 \(Road and Driveway Traffic Lane Width and Clear Width\)](#).

(e) Bridges and elevated structures shall be constructed of non-combustible materials.

~~(a) At no point shall the grade for all roads and driveways exceed 16 percent.~~

~~(b) The grade may exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.04. Road and Driveway Grades. ~~Radius.~~

(a) The grades for all Roads and Driveways shall not exceed sixteen (16) percent.

(b) Notwithstanding subsection (a), Road or Driveway grades of 16 to 20 percent satisfy the requirements of this section if the Road has been treated to prevent slippage (including, but not limited to, aggregate treatments, binding agents, and/or paving) and scraping.

(c) Grade transitions shall be constructed and designed to accommodate maximum approach and departure angles of twelve (12)

degrees.

~~(a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.~~

~~(b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.05. Road and Driveway Traffic Lane Width and Clear Width
Turnarounds.

(a) All bidirectional Roads shall provide a minimum of two ten (10) foot Traffic Lanes, not including Shoulders or striping. Where topographic or other limitations require the two Traffic Lanes to be constructed non-adjacently, each Traffic Lane shall provide a minimum of twelve (12) feet.

(b) All One-way Roads shall provide a minimum of one twelve (12) foot Traffic Lane.

(c) One-way Roads shall maintain a Clear Width of 20 feet. Bidirectional Roads with a center median shall maintain a Clear Width of 20 feet on either side of the median. This Clear Width may include bike lanes, Shoulders, or flexible barriers used as traffic calming devices or to delineate a bicycle facility, or

1 for other uses.

2 (d) All Driveways shall be constructed to provide a minimum of
3 one (1) ten (10) foot Traffic Lane, fourteen (14) feet Clear
4 Width, and unobstructed Vertical Clearance of thirteen feet, six
5 inches (13' 6").

6 ~~(a) Turnarounds are required on driveways and dead-end roads.~~

7 ~~(b) The minimum turning radius for a turnaround shall be forty~~
8 ~~(40) feet, not including parking, in accordance with the figures~~
9 ~~in 14 CCR §§ 1273.05(c) and 1273.05(f). If a hammerhead/T is~~
10 ~~used instead, the top of the "T" shall be a minimum of sixty~~
11 ~~(60) feet in length.~~

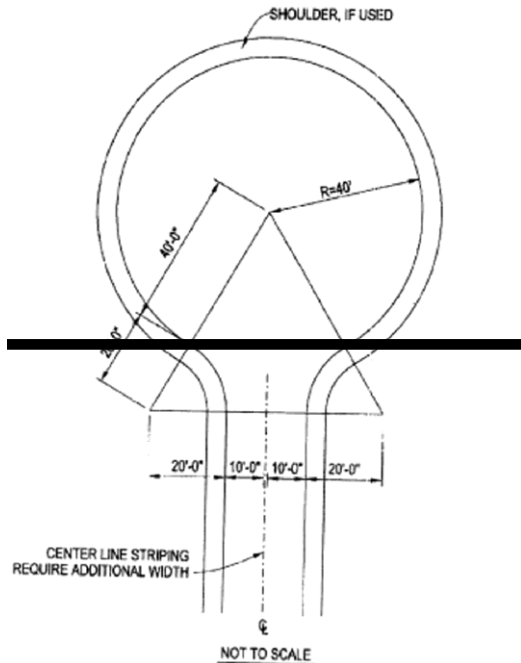
12 ~~(c) Driveways exceeding 150 feet in length, but less than 800~~
13 ~~feet in length, shall provide a turnout near the midpoint of the~~
14 ~~driveway. Where the driveway exceeds 800 feet, turnouts shall be~~
15 ~~provided no more than 400 feet apart.~~

16 ~~(d) A turnaround shall be provided on driveways over 300 feet in~~
17 ~~length and shall be within fifty (50) feet of the Building.~~

18 ~~(d) Each dead-end road shall have a turnaround constructed at~~
19 ~~its terminus. Where parcels are zoned five (5) acres or larger,~~
20 ~~turnarounds shall be provided at a maximum of 1,320 foot~~
21 ~~intervals.~~

22 ~~(e) Figure A. Turnarounds on roads with two ten-foot traffic~~
23 ~~lanes.~~

24 ~~Figure A/Image 1 is a visual representation of paragraph (b).~~



Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.06 Road and Driveway Vertical Clearances ~~Turnouts~~

Roads and Driveways shall provide for a minimum of thirteen feet and six inches (13' 6") of unobstructed Vertical Clearance.

~~Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.~~

Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.07 Maximum Lengths of New One-Way Roads ~~Road and~~
~~Driveway Structures~~

(a) In no case shall a New One-Way Road exceed 2,640 feet in
length.

~~(a) Appropriate signing, including but not limited to weight or~~
~~vertical clearance limitations, one-way road or single traffic~~
~~lane conditions, shall reflect the capability of each bridge.~~

~~(b) Where a bridge or an elevated surface is part of a fire~~
~~apparatus access road, the bridge shall be constructed and~~
~~maintained in accordance with the American Association of State~~
~~and Highway Transportation Officials Standard Specifications for~~
~~Highway Bridges, 17th Edition, published 2002 (known as AASHTO~~
~~HB-17), hereby incorporated by reference. Bridges and elevated~~
~~surfaces shall be designed for a live load sufficient to carry~~
~~the imposed loads of fire apparatus. Vehicle load limits shall~~
~~be posted at both entrances to bridges when required by the~~
~~local authority having jurisdiction.~~

~~(c) Where elevated surfaces designed for emergency vehicle use~~
~~are adjacent to surfaces which are not designed for such use,~~
~~barriers, or signs, or both, as approved by the local authority~~
~~having jurisdiction, shall be installed and maintained.~~

~~(d) A bridge with only one traffic lane may be authorized by the~~
~~local jurisdiction; however, it shall provide for unobstructed~~
~~visibility from one end to the other and turnouts at both ends.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.08 Maximum Lengths of New Dead-end Roads

(a) The maximum length of a New Dead-end Road, ~~including all dead-end roads accessed from that dead-end road,~~ shall not exceed the following cumulative lengths, ~~regardless of the number of parcels served:~~

(1) for Roads with parcels zoned for less than not to exceed one (1) acre - 800 feet;

(2) for Roads with parcels zoned for 1 acre up to 4.99 acres - 1,320 feet;

(3) for Roads with parcels zoned for 5 acres to 19.99 or larger - 2,640 feet.

~~parcels zoned for 20 acres or larger - 5,280 feet~~

~~All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.~~

(b) All New Dead-end Roads shall meet the Turnaround requirements in [§ 1273.10 \(Road and Driveway Turnarounds\)](#). ~~See 14 CCR § 1273.05 for dead-end road turnaround requirements.~~

(c) All New Dead-end Roads shall meet the width requirements in [§ 1273.05 \(Road and Driveway Traffic Lane Width and Clear Width\)](#).

(d) Each New Dead-end Road shall be connected directly to a through Road (a Road that is connected to other Roads at both ends).

(e) The length of New Dead-end Roads shall be measured from the center line of the through Road it connects to, to the terminus of the Dead-end Road at its farthest point.

(f) Where a New Dead-end Road provides access to differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.09 Road and Driveway Turnouts ~~Gate Entrances~~

(a) Turnouts shall be a minimum of twelve (12) feet wide from the shoulder stripe, twenty-two (22) feet long with a minimum twenty-five (25) foot taper on each end and be facilitated outside of the Traffic Lane to accommodate one passenger vehicle as illustrated on Figure 5.

(b) On One-way Roads and Dead-end Roads over 400 feet in length, a Turnout shall be located at approximately the midpoint of the Road, in addition to any other Turnouts Required.

(c) Turnouts shall be provided no more than 400 feet apart on One-way Roads or on Roads that do not meet the width requirements.

(d) Driveways that are less than 20 feet wide and exceed 150

1 feet in length shall require a Turnout.

2 (e) Driveways greater than 150 feet in length and less than 800
3 feet in length shall provide a Turnout near the midpoint of the
4 Driveway.

5 (f) Where the Driveway exceeds 800 feet, Turnouts shall be
6 provided no more than 400 feet apart.

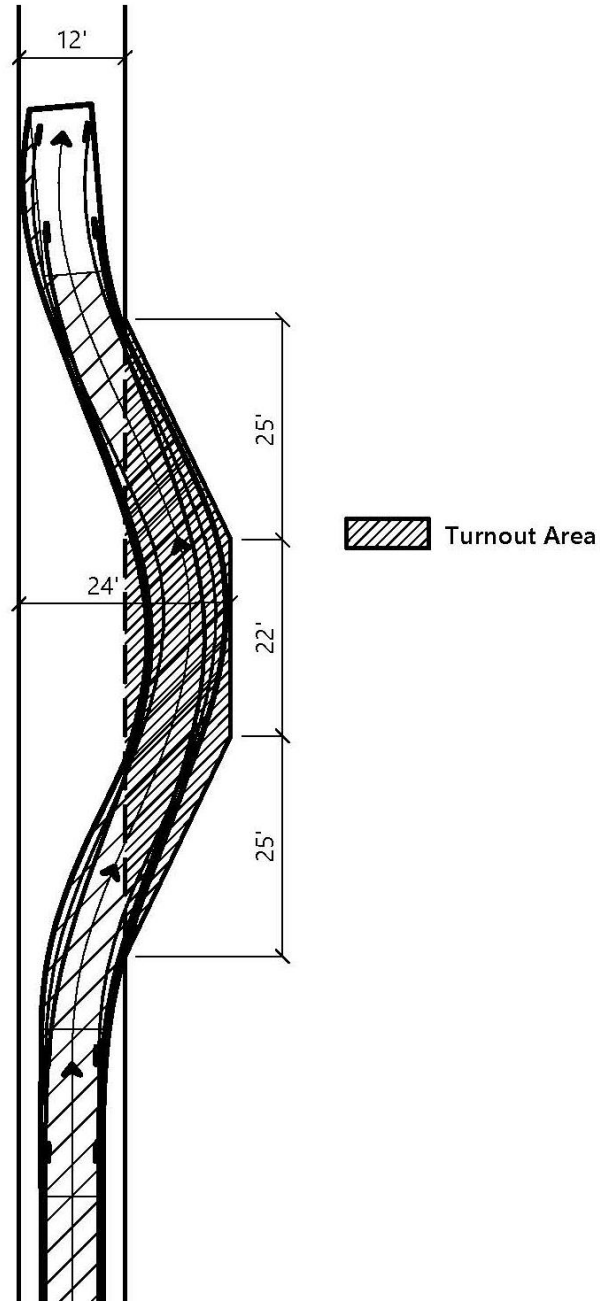


Figure 5
Turnout Dimensions

~~(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").~~

~~(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.~~

~~(c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.~~

~~(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.~~

Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.10 Road and Driveway Turnarounds

(a) Each Dead-end Road shall have a Turnaround constructed at its terminus. Where a Dead-end Road crosses parcels zoned for five (5) acres or larger, a Turnaround shall also be provided

1 halfway along the Dead-end Road.

2 (b) A Turnaround shall be provided on Driveways over 300 feet in
3 length and shall be within fifty (50) feet of the Building.

4 (c) A Turnaround shall meet one of the following requirements in
5 accordance with Figures 6.1, 6.2, or 6.3.

6 (d) Turnarounds with a radius smaller than 40 feet, shown in
7 Figures 6.2 and 6.3 below, may be approved by the Local
8 Jurisdiction when physical constraints prohibit the ability to
9 install a 40-foot Turnaround.

10 (e) The center of the Turnaround shall remain clear of
11 vegetation or decorative elements.

12 (f) If a hammerhead/T is used instead, the top of the "T" shall
13 be a minimum of sixty (60) feet in length.

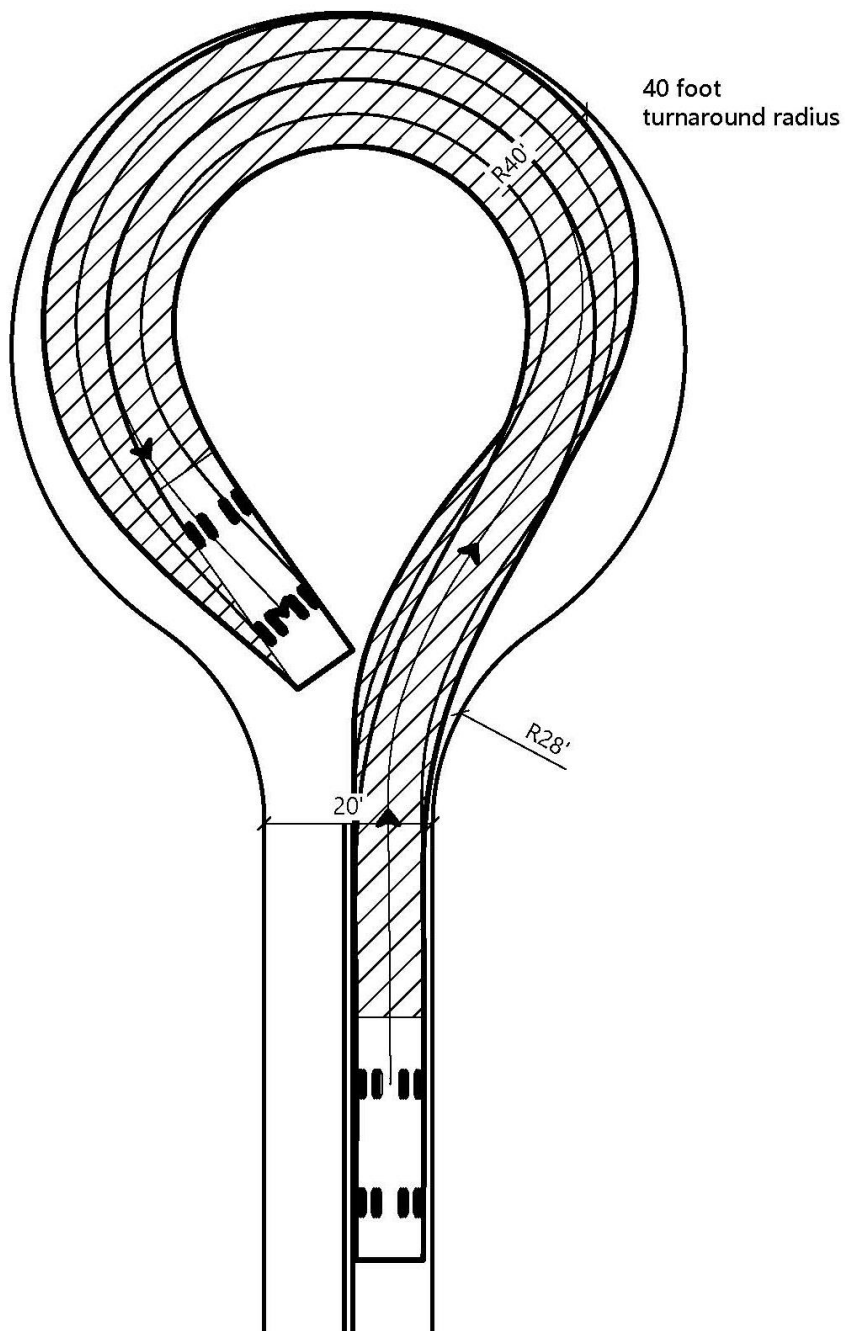


Figure 6.1
Turnarounds with 40-foot radius

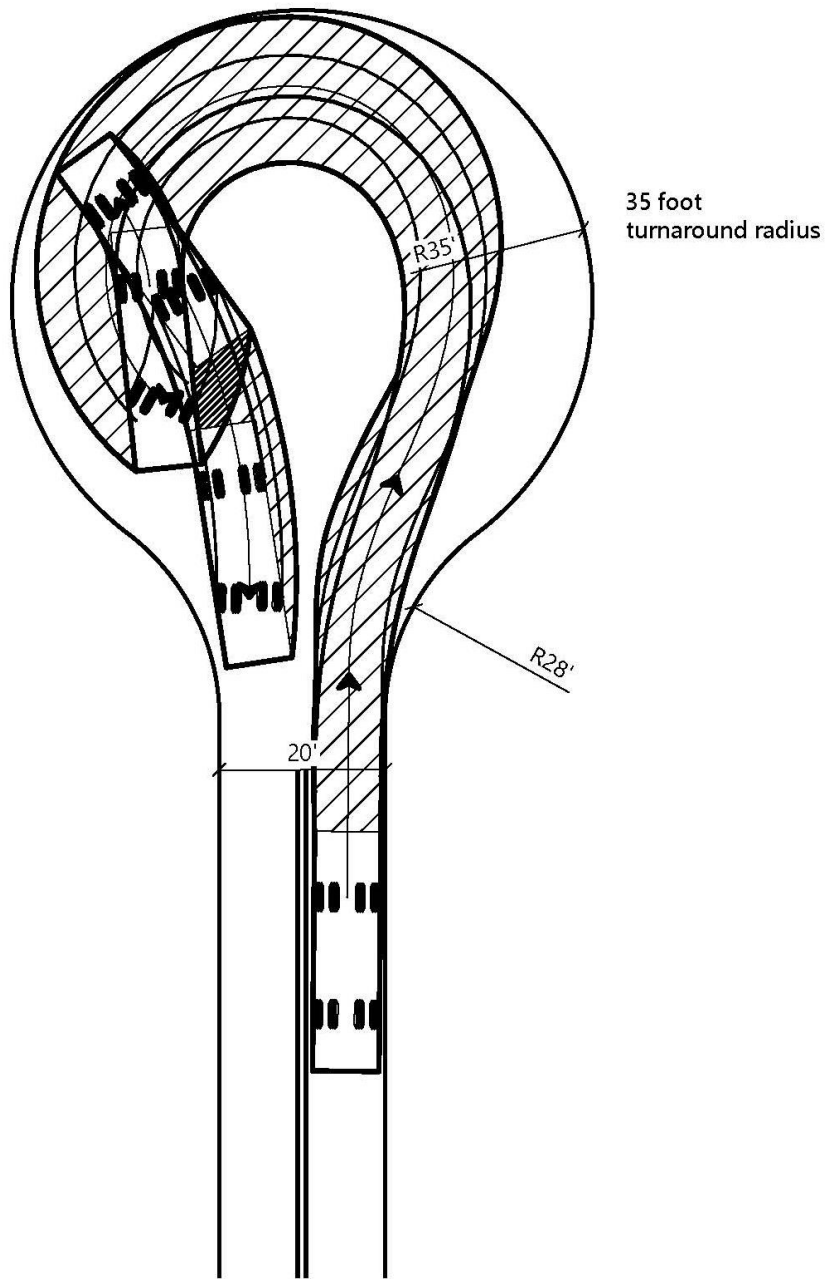


Figure 6.2
Turnarounds with 35-foot radius

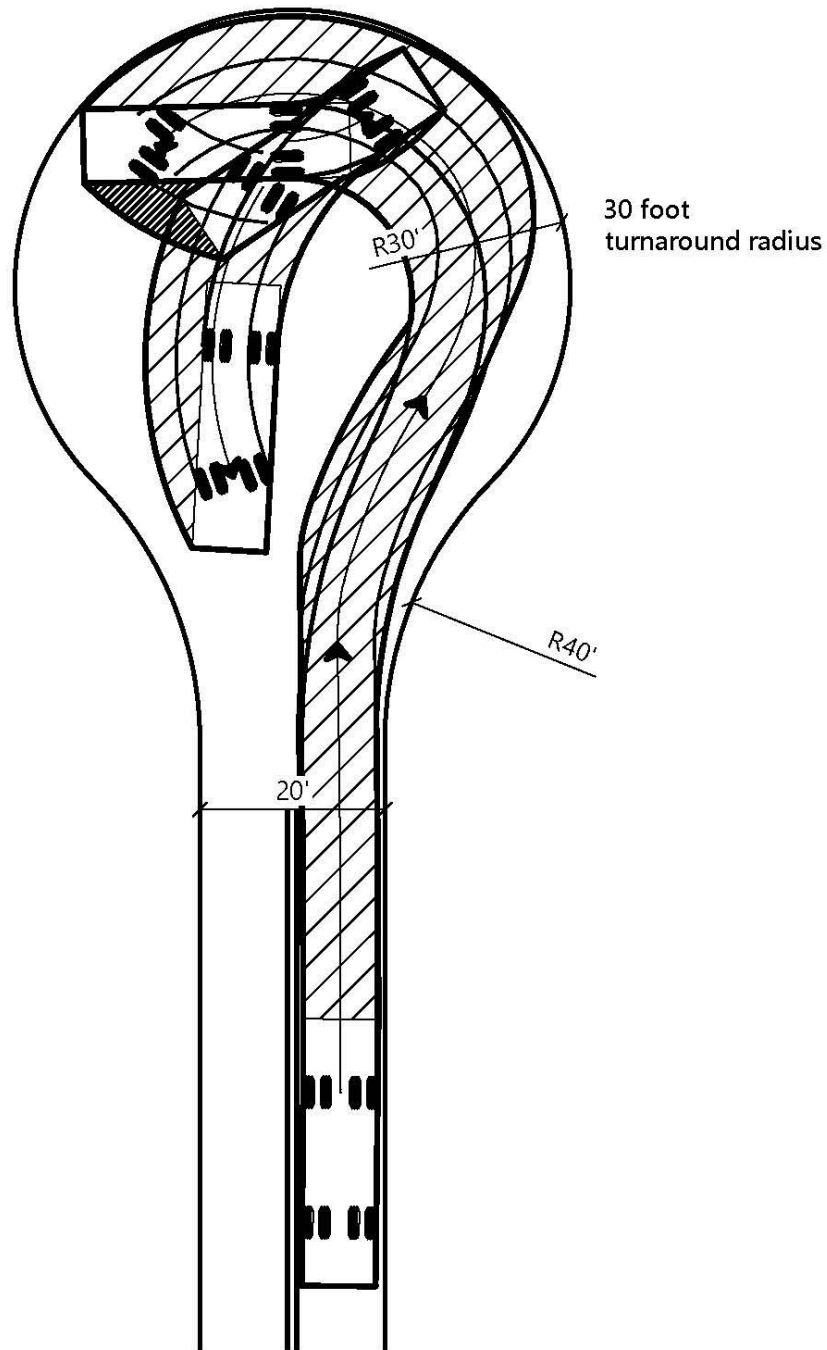


Figure 6.3
Turnarounds with 30-foot radius

1 Note: Authority cited: Section 4290, Public Resources Code.

2 Reference: Sections 4290 and 4291, Public Resources Code.

3
4 § 1273.11 Gates

5 (a) Gates shall have an approved means of emergency operation.

6 Electronic gates shall have a manual method of opening in case
7 of electronic failure. The manual method shall be maintained
8 operational at all times.

9 (b) Gate entrances shall be at least two (2) feet wider than the
10 width of the Road or Driveway, as shown in Figure 7 below. Where
11 a gate is installed across an existing Road or Driveway, the
12 gate shall be no less than ten (10) feet wide, with a minimum
13 Clear Width of fourteen (14) feet and unobstructed Vertical
14 Clearance of thirteen feet, six inches (13' 6"). Clearance shall
15 be maintained at all times.

16 (c) Where a One-way Road with a single Traffic Lane leads to a
17 gated entrance, a forty (40) foot turning radius shall be used
18 as illustrated on Figure 7.

19 (d) All gates on a Driveway shall be located at least thirty
20 (30) feet from the Road and shall open in direction of travel,
21 in accordance with Figure 7.

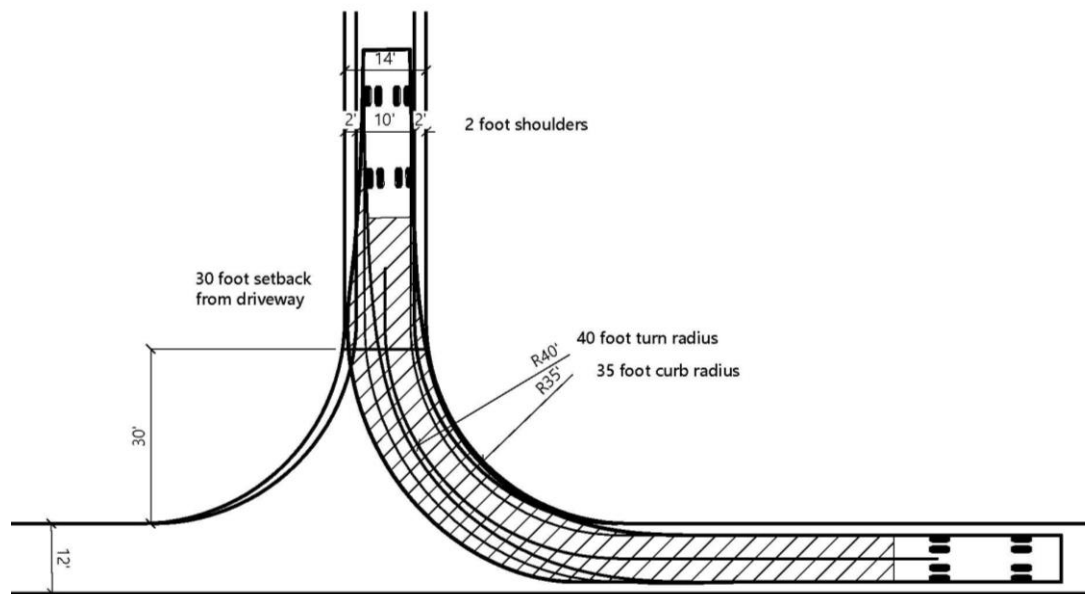


Figure 7

Effective Turn Radius for Gated Entrances/Driveways with Twelve Foot One-Way Main Road

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1273.12 Standards for Existing Roads

(a) Except as provided in subsections (b) and (d), Existing Roads shall meet the following minimum requirements:

(1) One (1) fourteen (14) foot Traffic Lane;

(2) Native-surfacing for no more than 50% of the Road's length; and

(3) Turnouts in compliance with [§ 1273.09 \(Road and Driveway Turnouts\)](#), or maintains a twenty (20) foot Clear Width suitable to serve as a Traffic Lane for the length of the Road.

(b) Access to Buildings after a Wildfire shall provide for at least one (1) fourteen (14) foot Traffic Lane for a distance of at least twenty-two (22) feet at an interval of at least every 400 feet; provided, however, where such Traffic Lanes are not possible due to physical site limitations such as localized topography, slope stability or soil conditions, Access shall provide for locations for vehicles to pass each other at reasonable intervals.

(c) Existing Roads providing Access to Buildings shall not exceed a grade of 25% over a distance of 500 linear feet.

(d) An Existing Road with a secondary route in conformance with [§ 1273.13 \(Secondary Routes for Existing Roads\)](#) need not comply with subsection (a).

Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code, Section 51178 Government Code.

§ 1273.13 Secondary Routes for Existing Roads

(a) Secondary routes shall meet the standards for New Roads in this Subchapter and shall provide for legal and deeded Access that serves as a typical travel way to and from the Building construction. A secured secondary route shall meet the requirements in [§ 1273.11 \(Gates\)](#).

(b) Secondary routes shall connect a user to an alternative route that would not be affected by a closure to the primary route, to the extent practicable.

1 Note: Authority cited: Section 4290, Public Resources Code.

2 Reference: Sections 4290 and 4291, Public Resources Code.

3
4 Article 3. Signing and Building Numbering

5 § 1274.00. Road Name Signs. ~~Intent~~

6 (a) All Road signs shall conform to the requirements of the
7 California Manual of Uniform Traffic Control Devices (CA MUTCD),
8 hereby incorporated by reference.

9 (b) New Roads shall be identified by a name or number through a
10 consistent system that provides for sequenced or patterned
11 numbering and non-duplicative naming within each Local
12 Jurisdiction. This section does not require any entity to rename
13 or renumber existing roads.

14 (c) The size of letters, numbers, and symbols for road signs
15 shall be a minimum four (4) inch letter height, half inch (.5)
16 inch stroke, reflectorized, contrasting with the background
17 color of the sign.

18 ~~To facilitate locating a fire and to avoid delays in response,~~
19 ~~all newly constructed or approved roads and Buildings shall be~~
20 ~~designated by names or numbers posted on signs clearly visible~~
21 ~~and legible from the road. This section shall not restrict the~~
22 ~~size of letters or numbers appearing on road signs for other~~
23 ~~purposes.~~

24 Note: Authority cited: Section 4290, Public Resources Code.

25 Reference: Sections 4290 and 4291, Public Resources Code.

1
2 § 1274.01. Road Signs Installation, Location, and Visibility.

3 (a) Signs required by this article identifying intersecting
4 roads shall be placed at the intersection of those roads.

5 (b) A sign identifying traffic limitations, including but not
6 limited to weight or Vertical Clearance limitations, Dead-end
7 Roads, One-way Roads, or single lane Roads and bridges, shall be
8 placed:

9 (1) at the intersection preceding the traffic limitation,
10 and

11 (2) no more than one hundred (100) feet before such traffic
12 limitation.

13 (c) Road signs required by this article shall be posted at the
14 beginning of construction and shall be maintained thereafter.

15 (d) Road signs shall meet the minimum sign retroreflectivity
16 requirements in the CA MUTCD. Signs that are not required to
17 meet the retroreflectivity requirements (e.g., blue or brown
18 backgrounds) shall be retroreflective or illuminated to show the
19 same shape and color by both day and night.

20 ~~(a) Newly constructed or approved roads must be identified by a~~
21 ~~name or number through a consistent system that provides for~~
22 ~~sequenced or patterned numbering and/or non-duplicative naming~~
23 ~~within each local jurisdiction. This section does not require~~
24 ~~any entity to rename or renumber existing roads, nor shall a~~
25 ~~road providing access only to a single commercial or industrial~~

~~occupancy require naming or numbering.~~

~~(b) The size of letters, numbers, and symbols for road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1274.02. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction consistent with the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(b) Addresses for residential Buildings shall be reflectorized.

~~(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.~~

~~(b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads.~~

~~(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:~~

~~(i) at the intersection preceding the traffic access limitation, and~~

~~(ii) no more than one hundred (100) feet before such traffic~~

1 ~~access limitation.~~

2 ~~(d) Road signs required by this article shall be posted at the~~
3 ~~beginning of construction and shall be maintained thereafter.~~

4 Note: Authority cited: Section 4290, Public Resources Code.

5 Reference: Sections 4290 and 4291, Public Resources Code.

6
7 ~~§ 1274.03. Addresses for Buildings.~~

8 ~~(a) All buildings shall be issued an address by the local~~
9 ~~jurisdiction which conforms to that jurisdiction's overall~~
10 ~~address system. Utility and miscellaneous Group U buildings are~~
11 ~~not required to have a separate address; however, each~~
12 ~~residential unit within a building shall be separately~~
13 ~~identified.~~

14 ~~(b) The size of letters, numbers, and symbols for addresses~~
15 ~~shall conform to the standards in the California Fire Code,~~
16 ~~California Code of Regulations title 24, part 9.~~

17 ~~(c) Addresses for residential buildings shall be reflectorized.~~

18 Note: Authority cited: Section 4290, Public Resources Code.

19 Reference: Sections 4290 and 4291, Public Resources Code.

20
21 ~~§ 1274.04. Address Installation, Location, and Visibility.~~

22 ~~(a) All Buildings shall have a permanently posted address which~~
23 ~~shall be plainly legible and visible from the road fronting the~~
24 ~~property.~~

25 ~~(b) Where access is by means of a private road and the address~~

1 ~~identification cannot be viewed from the public way, an~~
2 ~~unobstructed sign or other means shall be used so that the~~
3 ~~address is visible from the public way.~~

4 ~~(c) Address signs along one-way roads shall be visible from both~~
5 ~~directions.~~

6 ~~(d) Where multiple addresses are required at a single driveway,~~
7 ~~they shall be mounted on a single sign or post.~~

8 ~~(e) Where a road provides access solely to a single commercial~~
9 ~~or industrial business, the address sign shall be placed at the~~
10 ~~nearest road intersection providing access to that site, or~~
11 ~~otherwise posted to provide for unobstructed visibility from~~
12 ~~that intersection.~~

13 ~~(f) In all cases, the address shall be posted at the beginning~~
14 ~~of construction and shall be maintained thereafter.~~

15 ~~Note: Authority cited: Section 4290, Public Resources Code.~~

16 ~~Reference: Sections 4290 and 4291, Public Resources Code.~~

17
18 Article 4. Water Supply. Emergency Water Standards

19 § 1275.00. Application. Intent

20 (a) The provisions of this Article shall apply in the tentative
21 and parcel map process when new parcels are approved by the
22 Local Jurisdiction having authority, or when new Building
23 construction is not already served by an existing water supply.

24 (b) These regulations shall not apply to existing water or
25 wastewater facilities that are not newly constructed, or to

existing water or wastewater facilities that are repaired, reconstructed, or upgraded. For purposes of this subsection, "water and wastewater facilities" includes, but is not limited to, water storage tanks and reservoirs, pump stations, treatment facilities, regulator stations, Fire Hydrants, and similar water and wastewater system devices.

(c) Where a specific code standard from the California Fire Code or National Fire Protection Association (NFPA) is referenced in this Article, any sections of the California Fire Code or NFPA standards regarding alternative methods of compliance, equivalencies, or modifications to the specified standards shall also apply.

~~Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.~~

Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.01. Approved Water Supply. ~~Application~~

(a) Water supply shall meet or exceed the California Fire Code, California Code of Regulations Title 24, Part 9.

(b) Where a Municipal-Type Water Supply is not available, the Local Jurisdiction shall utilize the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for

Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, as referenced in the California Fire Code, California Code of Regulations Title 24, Part 9, Appendix B and Appendix BB.

(c) All Building construction shall include a water supply for structure defense. Such protection shall be serviceable prior to and during the time of construction, except when alternative methods of protection are provided and approved by the Local Jurisdiction.

(d) Nothing in this article prohibits the combined storage of Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the Local Fire Authority. Water supplies required under the California Fire Code, California Code of Regulations Title 24, Part 9, or other law or regulation may also be used to satisfy the requirements of this Article, so long as the full amount of water supply required by this article is provided.

(e) Where freeze or crash protection is required by the Local Jurisdictions, such protection measures shall be provided.

~~The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority.~~

Note: Authority cited: Section 4290, Public Resources Code.
Reference: Sections 4290 and 4291, Public Resources Code.

1 § 1275.02. Identification of Water Sources. ~~Water Supply.~~

2 (a) Fire Hydrants or water access located along a Driveway shall
3 be identified by at least (1) reflectorized blue marker, with a
4 minimum dimension of three (3) inches. This marker shall be
5 mounted on a fire retardant sign post. The sign post shall be
6 located and mounted as specified by the Fire Authority.

7 (b) Fire Hydrants or water access located along a Road shall be
8 identified by a reflectorized blue marker, with a minimum
9 dimension of three (3) inches. This marker shall be mounted on a
10 fire-retardant sign post. The sign post shall be within three
11 (3) feet of the Fire Hydrant or water access. The sign shall be
12 no fewer than three (3) nor greater than five (5) feet above
13 ground, in a horizontal position, and visible from the Road, or
14 as specified by the Fire Authority.

15
16 ~~(a) When a water supply for structure defense is required to be~~
17 ~~installed, such protection shall be installed and made~~
18 ~~serviceable prior to and during the time of construction except~~
19 ~~when alternative methods of protection are provided and approved~~
20 ~~by the local authority having jurisdiction.~~

21 ~~(b) Water systems equaling or exceeding the California Fire~~
22 ~~Code, California Code of Regulations title 24, part 9, or, where~~
23 ~~a municipal-type water supply is unavailable, National Fire~~
24 ~~Protection Association (NFPA) 1142, "Standard on Water Supplies~~
25 ~~for Suburban and Rural Fire Fighting," 2017 Edition, hereby~~
~~incorporated by reference, shall be accepted as meeting the~~

~~requirements of this article.~~

~~(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.~~

~~(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.~~

~~(e) Where freeze or crash protection is required by Local Jurisdictions having authority, such protection measures shall be provided.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.03. Secured Water Sources. Hydrants and Fire Valves.

Break away locks or similar systems approved by the Local Jurisdiction shall provide fire fighters with access to any water connections, valves, or controls that are normally secured by gates, doors, or other locking systems.

~~(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the Building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.~~

~~(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.~~

~~(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the Local Jurisdiction.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.04. Municipal-Type Water System Hydrants. Signing of Water Sources

(a) The Municipal-Type Fire Hydrant shall be eighteen (18) inches above the finished surface. Its location in relation to the Road or Driveway and to the Building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations Title 24, Part 9, Chapter 5, and Appendix C.

(b) The Municipal-Type Fire Hydrant shall be sizes designated by the Local Jurisdiction, in consultation with the Fire Authority, and shall have male American National Fire Hose Screw Threads (NH).

(c) Where Municipal-Type water supply Fire Hydrant systems are not practical due to the absence of a Municipal-Type Water System, or other limiting factors, a performance-based water supply alternative approved by the Local Jurisdiction, in consultation with the Fire Authority, shall be designed and installed to meet the minimum fire flow water supply

requirements of 250 gallons per minute (gpm) for two (2) hours.

~~(a) Each hydrant, fire valve, or access to water shall be identified as follows:~~

~~(1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or~~

~~(2) if located along a road,~~

~~(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or~~

~~(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1275.05. Dry Hydrants

When dry hydrants have been approved by the Local Jurisdiction, the requirements of NFPA 1142 (2017) Chapter 8 (8.3, 8.4, 8.5, 8.6, 8.7 and 8.8), hereby incorporated by reference, shall be met.

1 Note: Authority cited: Section 4290, Public Resources Code.

2 Reference: Sections 4290 and 4291, Public Resources Code.

3
4 § 1275.06. Mobile Water Supply (Water Tenders)

5 (a) Fire water delivery systems that rely on mobile water supply
6 (water tenders) shall only be permitted under the following
7 conditions:

8 (1) During the construction phase of a new Development,
9 prior to the permanent fire water delivery system installation;
10 or,

11 (2) When the Local Jurisdiction determines that all other
12 means of water supply is not practical.

13 (b) The mobile water supply shall, within five (5) minutes of
14 the arrival of the first Fire Apparatus on-scene, be capable of
15 providing the Fire Apparatus with a minimum 250 gpm for a 2-hour
16 duration.

17 (c) Mobile water supplies may use NFPA 1142 (2017) Annex C,
18 hereby incorporated by reference, to achieve minimum fire flow
19 requirements.

20 Note: Authority cited: Section 4290, Public Resources Code.

21 Reference: Sections 4290 and 4291, Public Resources Code.

22
23 § 1275.07. Protection of Water Supply Infrastructure from
24 Wildfire.

25 (a) All water supply infrastructure shall be protected from

Wildfire radiant heat, convective heat, and embers by at least one of the following:

(1) underground burial; or

(2) construction of non-combustible materials, fittings and valves, such as concrete or metal; or

(3) maintenance of a 100-foot, slope-adjusted defensible space immediately surrounding the infrastructure; or

(4) placement within a Building constructed to the requirements of the California Building Code (California Code of Regulations Title 24, Part 2) Chapter 7A.

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

Article 5. Building Siting, Setbacks, and Fuel Modification ~~Fuel Modification Standards~~

§ 1276.00. Applicability ~~Intent~~

(a) All Building construction shall comply with the following provisions of this Article: [§ 1276.01 \(Building and Parcel Siting and Setbacks\)](#); [§ 1276.02\(c\) \(Ridgelines\)](#); and [§ 1276.06 \(Disposal of Flammable Vegetation and Fuels\)](#).

(b) The following provisions of this article shall further apply in the tentative and parcel map process for new parcels: [§ 1276.01 \(Building and Parcel Siting and Setbacks\)](#); [§ 1276.02\(c\) \(Ridgelines\)](#); [§ 1276.03 \(Fuel Breaks\)](#); [§ 1276.04 \(Greenbelts, Greenways, Open Spaces and Parks\)](#); [§ 1276.05 \(Maintenance of](#)

Fuel Breaks); and § 1276.06 (Disposal of Flammable Vegetation and Fuels).

~~To reduce the intensity of a Wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide for 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.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.01. Building and Parcel Siting and Setbacks. ~~Setback for Structure Defensible Space~~

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

(b) A reduction in the minimum setback shall be based upon ~~When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; development density requirements or other development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints easements,~~ and shall reduce Structure-to-Structure ignition by incorporating features such as, but not limited to: ~~Same practical effect options may include, but are not limited~~

1 ~~to:~~ (1) non-combustible block walls or fences; or
2 (2) five (5) feet of non-combustible material extending
3 five (5) feet horizontally from the furthest extent of the
4 Building; or
5 (3) installing hardscape landscaping or reducing exposed
6 windows on the side of the sStructure with a less than
7 thirty (30) foot setback; or
8 (4) additional structure hardening that exceeds the
9 requirements in the California Building Code, California Code of
10 Regulations Title 24, Part 2, Chapter 7A.

11 Note: Authority cited: Section 4290, Public Resources Code.
12 Reference: Sections 4290 and 4291, Public Resources Code.
13

14 § 1276.02. Ridgelines. ~~Maintenance of Defensible Space Measures.~~

15 (a) The Local Jurisdiction shall identify strategic Ridgelines,
16 if any, in consultation with the Fire Authority. Strategic
17 Ridgelines shall be identified through an assessment of the
18 following factors:

- 19 (1) Topography;
20 (2) Vegetation;
21 (3) Proximity to any existing or proposed residential,
22 commercial, or industrial land uses;
23 (4) Ability to support effective fire suppression; and
24 (5) Other factors, if any, deemed relevant by the Local
25 Jurisdiction and Fire Authority.

1 (b) Preservation of Undeveloped Ridgelines identified as
2 strategically important shall be required.

3 (c) New Buildings on Undeveloped Ridgelines identified as
4 strategically important are prohibited. Nothing in this
5 subsection shall be construed to alter the extent to which
6 Structures or Development other than Buildings, such as but not
7 limited to Utility and Miscellaneous Group U Structures, may be
8 constructed on Undeveloped Ridgelines.

9 (d) The Local Jurisdiction may implement further specific
10 requirements to preserve Undeveloped Ridgelines.

11 ~~To ensure continued maintenance of commonly owned properties in~~
12 ~~conformance with these standards and to assure continued~~
13 ~~availability, access, and utilization of the defensible space~~
14 ~~provided by these standards during a wildfire, provisions for~~
15 ~~annual maintenance shall be provided in emergency access~~
16 ~~covenants or similar binding agreements.~~

17 Note: Authority cited: Section 4290, Public Resources Code.
18 Reference: Sections 4290 and 4291, Public Resources Code.

19
20 § 1276.03. Fuel Breaks ~~Disposal of Flammable Vegetation and~~
21 ~~Fuels.~~

22 (a) When Building construction meets the following criteria, the
23 Local Jurisdiction shall determine the need and location for
24 Fuel Breaks in consultation with the Fire Authority:

25 (1) the permitting or approval of three (3) or more new

1 parcels, excluding lot line adjustments as specified in
2 Government Code (GC) section 66412(d); or

3 (2) an application for a change of zoning increasing zoning
4 intensity or density; or

5 (3) an application for a change in use permit increasing
6 use intensity or density.

7 (b) Fuel Breaks required by the Local Jurisdiction shall be
8 located, designed, and maintained in a condition that reduces
9 the potential of damaging radiant and convective heat or ember
10 exposure to Access routes, Buildings, or infrastructure within
11 the Development.

12 (c) Fuel Breaks may be required at locations such as, but not
13 limited to:

14 (1) Directly adjacent to Defensible Space to reduce radiant
15 and convective heat exposure, ember impacts, or support fire
16 suppression tactics;

17 (2) Directly adjacent to Roads to manage radiant and
18 convective heat exposure or ember impacts, increase evacuation
19 safety, or support fire suppression tactics;

20 (3) Directly adjacent to a Hazardous Land Use to limit the
21 spread of fire from such uses, reduce radiant and convective
22 heat exposure, or support fire suppression tactics;

23 (4) Strategically located along Ridgelines, in Greenbelts,
24 or other locations to reduce radiant and convective heat
25 exposure, ember impacts, or support community level fire

suppression tactics.

(d) Fuel Breaks shall be completed prior to the commencement of
any permitted construction.

(e) Fuel Breaks shall be constructed using the most ecologically
and site appropriate treatment option, such as, but not limited
to, prescribed burning, manual treatment, mechanical treatment,
prescribed herbivory, and targeted ground application of
herbicides.

(f) Fuel Breaks shall have, at a minimum, one point of entry for
fire fighters and any Fire Apparatus. The specific number of
entry points and entry requirements shall be determined by the
Local Jurisdiction in consultation with the Fire Authority.

~~Disposal, including chipping, burying, burning or removal to a
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.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.04. Greenbelts, Greenways, Open Spaces and Parks
Greenbelts

(a) Where a Greenbelt, Greenway, open space, park, landscaped or
natural area, or portions thereof, is intended to serve as a

Fuel Break, the space or relevant portion thereof shall conform with the requirements in [§ 1276.03 \(Fuel Breaks\)](#).

(b) Local Jurisdictions may require Greenbelts or Greenways or other open areas for the purpose of providing potential areas of refuge for the public or firefighters or other values as a last resort, if safe evacuation is not practicable.

~~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 or Contract County Fire Plan.~~

Note: Authority cited: Section 4290, Public Resources Code.

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.05. Maintenance of Fuel Breaks

(a) Where a Local Jurisdiction requires Fuel Breaks pursuant to [§ 1276.03 \(Fuel Breaks\)](#), maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(b) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

1 Note: Authority cited: Section 4290, Public Resources Code.

2 Reference: Sections 4290 and 4291, Public Resources Code.

3
4 § 1276.06 Disposal of Flammable Vegetation and Fuels

5 The disposal, including burning or removal to a site approved by
6 the Local Jurisdiction, of flammable vegetation and fuels caused
7 by site development and construction, road and driveway
8 construction shall be in accordance with all applicable laws and
9 regulations.

10 Note: Authority cited: Section 4290, Public Resources Code.

11 Reference: Sections 4290 and 4291, Public Resources Code.