

The Regular Meeting of the  
Brian Head Town Council  
Brian Head Town Hall - 56 North Highway 143  
Brian Head, UT 84719  
**TUESDAY, FEBRUARY 25, 2020 @ 1:00 PM**

# AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. DISCLOSURES**
- D. APPROVAL OF THE MINUTES:** January 14, 2020 Town Council Meeting
- E. REPORTS / PUBLIC INPUT (Limited to three (3) minutes) Non-Agenda Items**
- F. AGENDA ITEMS:**
  - 1. TOWN RESIDENT COMMUNICATION SURVEY RESULTS.** Nancy Leigh, Town Clerk.  
The Council will review and discuss the results of a survey sent to Brian Head residents on communication between the Town and its residents.
  - 2. DISCUSSION ON POTENTIAL FISCAL YEAR 2020 BUDGET ADJUSTMENT.** Bret Howser, Town Manager. The Council hold discussion on a proposed budget adjustment for fiscal year 2020.
  - 3. WILDLAND URBAN INTERFACE (WUI) CODE REVIEW.** Chief Dan Benson, Public Safety Director will present the WUI Code to the Council for review and discussion.
  - 4. POTENTIAL FUTURE AGENDA ITEMS.** The Council will discuss potential items for future agenda items.
- G. ADJOURNMENT**

**Date: February 21, 2020**

Available to Board Members as per Resolution No. 347 authorizes public bodies, including the Town, to establish written procedures governing the calling and holding of electronic meetings at which one or more members of the Council may participate by means of a telephonic or telecommunications conference. In compliance with the Americans with Disabilities Act, persons needing auxiliary communications aids and services for this meeting should call Brian Head Town Hall @ (435) 677-2029 at least three days in advance of the meeting.

## CERTIFICATE OF POSTING

I hereby certify that I have posted copies of this agenda in three public and conspicuous places within the Town Limits of Brian Head; to wit, Town Hall, Post Office and The Mall on this 21<sup>st</sup> day of February 2020 and have posted such copy on the Utah Meeting Notice Website and have caused a copy of this notice to be delivered to the Daily Spectrum, a newspaper of general circulation.

Nancy Leigh, Town Clerk





## Brian Head Town Council Update

February 1, 2020

### *BRIAN HEAD MARSHALS OFFICE:*

January has been a busy month for the Marshal's Office. We have been handling a large volume of calls for the past few months, as well as getting in some great new training and passing on trainings to our staff and firefighters.

The majority of calls for service were just that. Service oriented calls of helping citizens and visitors. Many have been stuck or locked out of their vehicles. Many have had alarms or forgot to do things like turning off the stove before they left the mountain to go home. We are always happy to have these types of calls be our driving force in our daily patrols.

However, we did still handle calls involving theft, drugs, threats and trespassing. As well as numerous medicals and our Brian Head typical nuisance calls of parking and illegal dumping. Many of these calls may seem to be routine. But when dealing with a transient population, each day is a thriller and ideas and thought processes of our visitors never seem to amaze me as we associate people from so many walks of life and cultural diversities.

It seems like over the past month, we have been hit especially hard with people driving on the snowmobile trail. The trails are signed appropriately, and we have no real answer as to why this has been a little busier this season than in the past. But we will continue to do our best and issue citations when necessary and educate our guests as to their wrong thinking.

### *BRIAN HEAD FIRE DEPARTMENT:*

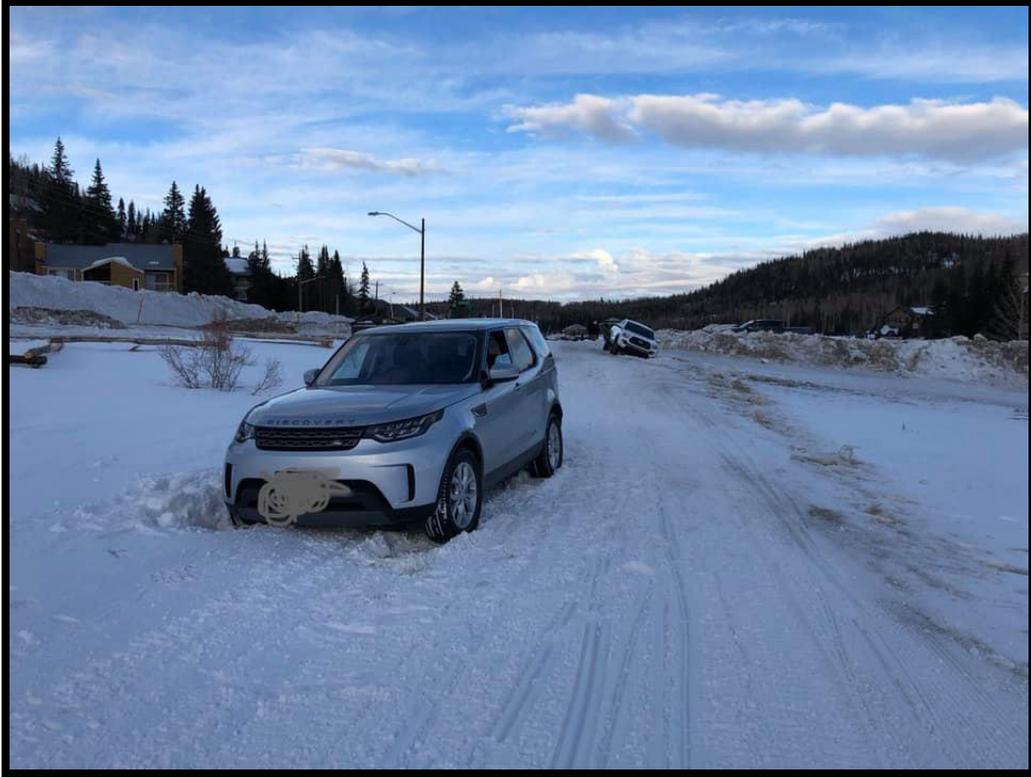
Deputy Abbott along with a couple of our firefighters (Jason Stopper and Cody Gregory) attended an Ice Rescue course in northern Utah. They were trained and certified as instructors in Ice Rescue. They then brought back their new knowledge and put on one of our drills for this month. We were able to get a lot of firefighters trained in ice rescue. We now have 6 instructors in Ice Rescue. This is a nice thing to have as we all know that when we are teaching we are learning and getting better at our personal abilities and skills.















**Brian Head Town  
Public Works Department Update  
February 25, 2020**

What a different February we have been having from last year. Last year around this time the Town was getting pounded with snow as the storms came one on top of the other. At the start of the month Public Works lost Kade who was hired in the Public Works part time position to Iron County Road Dept. Although it was disappointing to see him go, we wish him well in his full-time job. The Town advertised the part-time position and received three strong candidates. The decision was not an easy one. In the end, the job was offered to Nick Wallis and he has accepted the offer. Public Works looks forward to working with him, when he begins in two weeks' time. Staff has sent out an RFP for the Capital Facilities Plan and we hope to have some good candidates submit proposals. Public Works Staff will be attending the Rural Water Conference in St. George this week for training. Several operators are taking exams to further their knowledge in water distribution and Sewer collection. The following are the updates in each of the departments we have been working on.

**STREETS**

- 2020 Streets project design had been reviewed staff and were in the final stages of engineering. Staff took the suggestions that Council made at the strategic retreat and added them to the plans as a separate part of the 2020 streets project. Staff will review one final

time and be ready to send out for bid in the middle of March. Budget will determine how far the Town is able to take the project.

- Snow Removal maintenance operations continue with a new delivery of cutting edges to replace inventory.
- Staff has found a backup sander and plow and will purchase as soon as Council approves the request.

## **CULINARY**

- Public Works continues to take investigative samples on the springs and distribution systems.
- Chlorination design has been submitted to the State and revisions from their comments are being made. Staff has found a chlorination control that is does based on flow. This was a concern for Council members, and it has been added to the plans.
- Mountain View Project and Salt Pile projects are both at stopping points for the winter and both projects are nearly complete. Staff is setting up meetings with the contractors to run through what is needed for completion and to try and get them scheduled for as soon as the snow melts, they can hit the ground running. Even though we are still months away, it will be here quick. The summer work schedule for Public Works is filling up quickly and we will need to be ready to be able to get it all done.
- Public Works staff noticed a drop in pressure on the new spring Salt Pile Spring line while pumping water to the Resort Maintenance Shop. Something has happened, we are not sure yet as this is all under snow on the Sky slope, but the contractor and Alpha Engineering

have been notified and we will figure the what and why and how to prevent it from happening again as soon as we can.

- Work continues converting the two new lines from transmission to distribution.

### **TRAILS / PARKS**

- The restroom at Chair One have been opened. Public Works along with the contractors made a big push in the weeks before Presidents day to get the job done. I encourage you to go and have a look at them if you haven't already. A drainage gutter still needs to be installed in the spring along with finish grading.
- Staff sent out an RFP for the Town Trail phase II and Bristlecone Pond Trail and received four submittals back. Staff will review each of these and give recommendations to the Council for the award at the first Council meeting in March.

### **IN-HOUSE PROJECTS**

Public works will continue to work on in-house projects and maintaining equipment as needed. If you have any questions or concerns, please do not hesitate to call.



## STAFF REPORT TO THE TOWN COUNCIL

**SUBJECT:** Resident Communication Survey Results  
**AUTHOR:** Nancy Leigh, Town Clerk  
**DEPARTMENT:** Administration  
**DATE:** February 25, 2020  
**TYPE OF ITEM:** Informational

---

### SUMMARY:

Staff will present the results from a survey sent to the residents on how the Town can be more effective in its communication with its residents. The Council may wish to hold discussion on the survey results and discuss other means of communication options.

### BACKGROUND:

Since the Council first adopted the Strategic Plan in 2015, there has been a desire from the Council to increase communication between the Town and its residents. This is specifically identified under one of the Culture Goals in the Strategic Plan “Foster a stronger sense of community and well-informed public discourse”. With this goal in mind, strategies and actions steps were identified.

From 2015 to the 2020 strategies that have been adopted:

- To engage the community with activities that build unity
- Communicate significant information to the public in a proactive manner
- Plan and carry out community events geared towards building town unity
- Better connect with Town with businesses
- Enhance online and social media presence and participation
- Improve community image and visibility (Public Safety Strategy)

### ANALYSIS:

In order to try and open communication between the Town and its residents, the Council and staff identified action steps over the past five years that are geared towards communicating and involving the community. Some actions steps that have been or are currently adopted are:

- Quarterly / monthly newsletters.
- Facebook posts on Council meetings
- Create and maintain an email list of residents, businesses, property owners and visitors.
- Send information via email list on important Council items
- Encourage residents to sign up for Reverse 911
- Hold specially noticed citizens’ budget workshop
- Community Oriented Policing trainings
- Annual fire extinguisher trainings
- Push Facebook thru newsletter and utility bills
- Town Clean-up/Arbor Day
- Thanksgiving Dinner
- Hero Day at Brian Head Resort
- Fall community hikes

- Town photo contest
- Christmas tree decorating contest
- Monthly community recreation tours
- Town Fall Appreciation Day
- Semi-annual community bonfires
- Provide public information on snow removal
- Keep Town and Visitbrianhead.org website's updated.
- Survey residents to ascertain best way to communicate and on what types of information to communicate.

As you can see from these action steps, the Council has taken a proactive approach in trying to reach out and improve its communication between the Town and its residents.

As we try to find ways in which to engage the residents, staff decided that maybe a survey might be a way to try and reach out and ask the residents for their input on which form of communication would be most effective in communicating with the Town. From there, a survey was created and emailed to 83 residents along with posting a flyer at the Post Office for asking residents to take the survey identified on the Town's website.

Six questions were asked of the residents:

1. What communication means is most effective for you to use?
2. What do you feel the Town is lacking in communicating with its residents?
3. What do you feel the Town is doing right in communicating to its residents?
4. Would you like to see a suggestion box on the Town's website?
5. Reasons why you visited the Town's website as well as information that was not found on the website.
6. How would you like the Town to communicate to you as residents?

We received a total of 74 responses, some of those who took the survey did not answer all six questions. Attached are the survey results as of February 20, 2020

In reviewing the data, email blasts were identified as the preferred way to communicate, but we need to take in account that the survey was emailed to the residents and only one printed flyer was posted in the Post Office area. There were several responses from non-residents who may have signed up on the Town's email list as a resident or simply found the survey on the Town's website. The respondents were anonymous, so it is unclear how many of the actual full-time residents took the survey.

There is obviously a need and desire to reach out to our residents, the question is how and when to reach out. This survey gives us a little insight to consider other possible means of communications such as texting which ranked higher than Facebook. Texting was not identified as a specific option in the survey, but it received a large number of responses. The Town's website and newsletters were also identified as preferred methods in which the residents get their information about the Town.

Overall, in the past five years the Town has improved its communication with the public, but in reviewing the responses, there seems to be a disconnect between the residents and Town. One such disconnect is the newsletter. There were several comments that people would like

the Town to email the newsletter, when in fact, anyone can sign up to have the newsletter emailed to them automatically. It seems that educating the residents and public on what is already available to them may be a big step in bridging the communication gap.

The Town website was ranked as the second highest preferred methods of communication, but in reading some of the responses, it seemed that the website needed to be a little bit more user friendly, such as having a search bar. Some responses identified the website as hard to use. This should also be considered in reviewing options for better communications.

Texting was also a preferred way to communicate with people. In reviewing some options for the Town to send out mass texts to a targeted audience, there are companies that specialize in this field and for a monthly fee, the Town could utilize this option.

Facebook was not identified as a preferred method to communicate with the residents, but none the less, the public still engages with the Town on Facebook and it is another free way to reach out and inform the public on anything of interest that the Town has.

**FINANCIAL IMPLICATIONS:**

There were no financial implications with this survey, but if the Council should choose to identify a different form of communication, there is always that possibility of incurring a cost with it, such as if the Council were to consider implementing a texting option, then the costs could range from \$30 to \$200 a month depending on the number of texts the Town would want to send out.

**BOARD/COMMISSION RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Staff has reviewed the responses of the survey and would recommend the Council continue with the current course of action in using social media outreach, email blasts and possibly consider implementing a texting option. The Town website could also be improved to be more user friendly, but that would depend on what the Webhost has available for the current website. Staff believes that education is really the larger part of the communication gap and that there should be some sort of education process the Town could identify in reaching its residents.

**PROPOSED MOTION:**

No motion necessary. Informational / discussion item only.

**ATTACHMENTS:**

A – Brian Head Resident Communication Survey Results

# Brian Head Town Residents Communication Survey

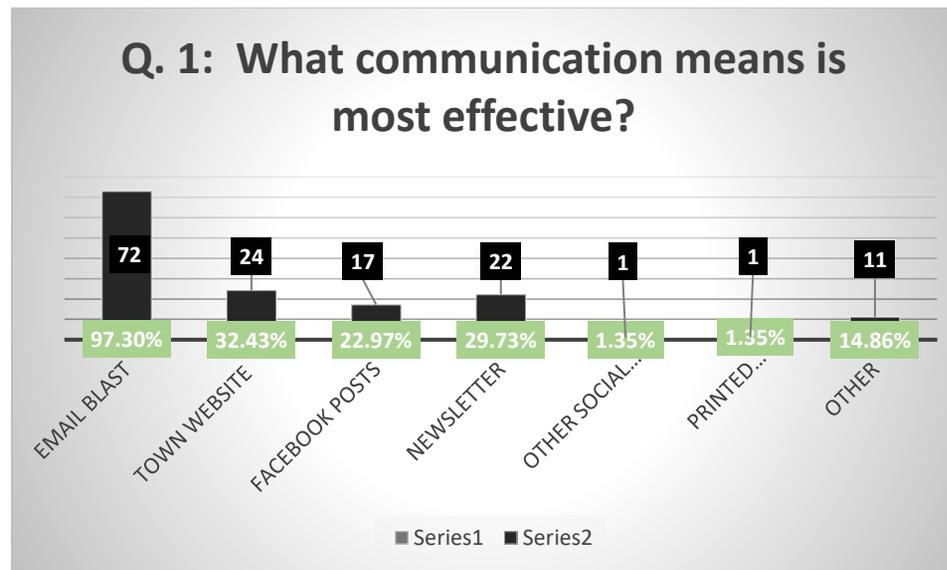
## February 2020

**Total Respondents: 74**

**Emailed: 83**

Q. 1: What communication means is most effective for you to use - Pick all that apply

- Answered: 74
- Skipped: 0



### ANSWER CHOICES-

-  
Email Blast for residents only

### RESPONSES-

97.30%  
72

ANSWER CHOICES-	RESPONSES-
- Town website: brianheadtown.utah.gov - residents page that could be utilized more effectively	32.43% 24
- Facebook Posts	22.97% 17
- Town Newsletter	29.73% 22
- Other types of social media, i.e. Instagram, Twitter, Snapchat	1.35% 1
- Print Material posted at community bulletin boards	1.35% 1
- Other (please specify) <b>Responses:</b> <ul style="list-style-type: none"> <li>• Please send newsletter to all email blasts.</li> <li>• Text: = 5</li> <li>• This survey does not address verbal communications by Town employees (which I find lacking) and it should. A new survey using a rating system and addressing verbal and email communication should be made.</li> <li>• Text if message is urgent i.e. water issue: = 3</li> <li>• Email blast including all owners and not just residents.</li> </ul>	14.86% 11

## Q. 2: What do you feel the Town is lacking in communicating with its residents?

Answered: 43

Skipped: 31

### Responses:

- Town is effective in communications.
- An occasional sketch of a permanent resident or of someone who works in BH and what they do for us would be nice, occasional reports of what is going on, like avalanches, home building, new trails, etc. might be interesting.

## ANSWER CHOICES-

## RESPONSES-

- Seems that the town treats the tourists better than the residents. Any complaints against tourists must be addressed swiftly and the town hall needs to be staffed on weekends.
- Perhaps a monthly email newsletter.
- Water boil order was done well, getting a letter on our door was excellent. I would have missed an email. A text message for this kind of problem would have been even better.
- Incomplete lists and lack of consistency.
- Nothing: = 2
- Road conditions.
- Timely updating of issues. Website seems hard to use. A search engine would be most helpful. E-mails to the town should always be responded to. This survey should be a rating one so that a final number obtained, and the Town should suggest ways to improve and then let the residents give feedback.
- Some of the maps that get sent out explaining where things are going to be done aren't very legible.
- Would like to know what is happening with the roads and infrastructure and why my power is always going out.
- Sometimes the agenda and minutes from Town Council meetings are not timely posted. Further, sometimes the agendas or meeting packets will reference exhibits which are not included in the posted documents.
- Monthly newsletter with all subjects that might affect me as a resident.
- I like what you are doing currently. I think a monthly town newsletter is a good communication tool, for activities and what is happening in the community.
- Not communicating.
- Would like more emails with town updates.
- More information on new businesses and plans for future events.
- Cell phone numbers.
- If you send emails you're not lacking. Not everyone uses social media.
- I know that people always ask me what time church is. Is that posted somewhere?
- Not enough information on upcoming and ongoing projects that effect the town, residents and guests alike.
- Email blasts works best for our family. We do not live here but are property owners.
- More info on town events and monthly updates.
- Don't always know about significant policy changes or projects the town is considering until the newsletter is published. Have seen some things on Facebook but we don't always follow Facebook regularly enough to catch the new. I would be ok with an email that tells me to check the website or Facebook for things such as road projects, waterline installation, snow removal policy change.
- Slower communication on a weekend when necessary or after hours.
- Missing a sense of community.
- Unsure of schedule of town improvements.
- Emails are great, posts are worthless.
- Not too much, all in all you do a good job.
- Don't receive communication from the town so I guess it is lacking everything. I live in Florida and own a cabin in BH. I'm disconnected from knowing anything I should know. Do you try to contact out of town owners?
- Allowing parking on the streets in front of personal cabin, new ordinance?
- Future development information.

**ANSWER CHOICES-****RESPONSES-**

- Relatively unaware of communication unless there is an emergency. Husband and I have second home in BH, there was no follow-up to a town meeting requesting a land usage permit. I did have a request but did not get minutes or communication following the meeting.
- Update on newly passed ordinance and building codes.
- Not email residents about upcoming events/concerts/festivals/etc.
- Nothing really, good job for the size of the town.
- Monthly emailed newsletter.
- I've had great communication when I have called.
- Just a little more frequent. As an out of town owner, updates on weather, roads, etc. would also be helpful on the website.
- Town is lacking in communicating its vision and plan for expanding the municipal water system, both domestic and fire hydrants, especially in relation to the BH Mountain Estates. We are aware that some fire hydrants services have been extended to Mountain View.

## Q. 3: What do you feel the Town is doing right in communicating to its residents?

Answered: 41

Skipped: 33

**Responses:**

- Emails and forward thinking.
- Appreciate the information on new rental ordinance.
- Putting out meeting notices.
- All good.
- Water boil order was done well, getting a letter on our door was excellent.
- Using email: = 6
- I like email communication, also messages on my home phone, but I'm seldom home, so they are always months old. Text would be better.
- Website seem complete, but it's hard to use. When residents have a problem, we are met with "we can't do this or that" rather than here is how we can solve this. The town does not do enough for the residents and seems to cater only to the tourists. The town should have the town hall open on the weekends and busy times to address any situation which may arise.
- We get the information from the town that I feel is important.
- You are reaching out to ask us our input.
- Overall, a good job with the Town Council meeting minutes. I also enjoy the newsletter.
- Town website is up to date, posting council and planning commission agendas.
- Sending the information, they are sent out currently.

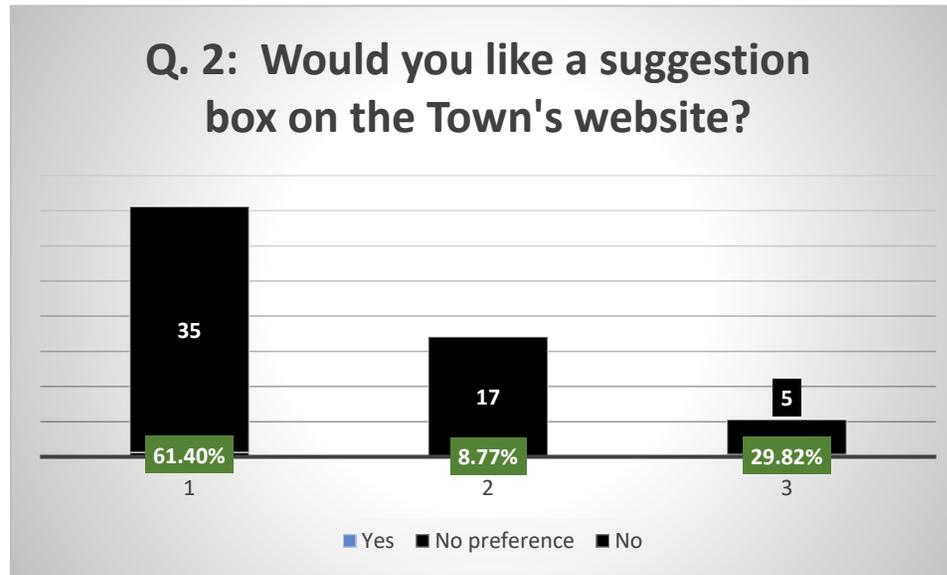
**ANSWER CHOICES-****RESPONSES-**

- This survey.
- Good so far but need more.
- Email and Facebook.
- Desiring effective communications.
- Emails and town website are good and the newsletter when you stop by town hall.
- Brian Head resort does a great job at advertising the upcoming events.
- Email postings on bulletin boards and website, but best for me is email. I always get the email and read it, put the town newspaper on email and that works good for me.
- I like emails, such as the one that told me about this survey.
- Newsletters, but more often.
- Feel the town has improved 200% on communication. I know the information is available and I know how to find it. Sometimes I get busy and forget to check and miss something.
- Immediate notification during office hours.
- I like the newsletters when I get it.
- Power outages are very important to know about.
- See effort for the cause, the people I have worked with at the city have been helpful.
- Ok.
- Website is good, could be clearer and more concise but by government standards it's pretty good.
- Again – I don't receive communications.
- Email is good, I get two notices of my water bill electronically and by mail. The website looks like a good way of communicating. I just needed to be reminded it is there to check. I need an email notification when a new newsletter is available.
- Need just information about the town, especially after Brian Head Resort has been sold, Don't need advertisements.
- Like the website.
- The town has done a good job on snow removal in our neighborhood.

## Q. 4: Would you like to see a suggestion box on the Town's website?

Answered: 57

Skipped: 17



**Responses:** Yes: 61.40% 35  
 No: 8.77% 5  
 No Preference: 29.82% 17

## Q. 5: Reasons why you visited the Town's website as well as information that was not found on the website

Answered: 45

Skipped: 29

Responses:

- Wealth of updated info.
- Visited the website to fill out this survey. Thank for telling me about it Nancy.
- To review Town Council agendas and minutes. To review forms available and permit costs.
- N/A
- Trash day, town meetings, town events.
- Read town codes, newsletters.
- Asked to take survey: = 7

**ANSWER CHOICES-****RESPONSES-**

- Utility fees, development guidelines, nightly rentals, animal control, license requirements.
- General information.
- Was sent info that snow around fire hydrants is property owner responsibility. Live on Snowflake Lane and saw pole with blue tape by one hydrant up the street from our house but found a pole cross the street and tried to locate hydrant unsuccessfully.... Property is undeveloped. Need to know where hydrants are located in the vicinity.
- General information, updates.
- Shuttle service and town codes for dog leash laws, sign laws. The site is not up to date and has old info on it. All info should be on the website and newsletter only a reminder and posted.
- Have never been on the website, but now I know about it, I will.
- Wanted to find out property information and parcel maps.
- Stay up to date on town, the resort, etc.
- Business licensing, fee schedule, building application process, pay sales taxes.
- Never been on the website, but probably will in the future.
- Stay informed.
- Update on town information.
- Rarely visit the website.
- Don't understand this question, sorry.
- Church time.
- Like to read the town financials, general plan and tourism plans.
- Event info government contacts.
- Almost everything regarding my interactions with the town can be found on the website. There have been times when the info on the website has not been up to date, not so much in recent months.
- Planned events and projects.
- Not visited the town's website.
- Get phone numbers and names of town employees.
- Visited only because of the like for this survey. Would like to see more information on fire abatement. Examples of properties with trees cut right. Can we cut dead trees on empty lots next to us? What is the city doing to mitigate fire risks?
- Looking up poker run info, date and etc.
- Jobs.
- Never visited the site, is there a reason to?
- Asked to do so.
- Would like more detail about new projects and more interactive info with the resort.
- Because of email blast.
- Use the town's website all the time, not only as a resident but as a real estate professional so my clients- buyers and sellers are educated on the town.
- Recycling of Christmas trees, dates of events.
- Need to know how much snow email is there, etc.

**ANSWER CHOICES-****RESPONSES-**

## Q. 6: How would you like the Town to communicate to you as residents?

Answered: 61

Skipped: 13

**Answers:**

- Yes.
- Email or text: = 12
- See question 1.
- Just emails: = 24
- Prefer a text message with a link to website, flyer, etc.
- Sure.
- Home is a vacation home (not full-time residents) and email or text is best way to communicate with us.
- Email blast which includes newsletter.
- Email communication is the best, mail would be my second choice. It really depends on the urgency of the communication.
- Current channels are effective.
- Email has worked well, I just happened to read my email the morning of the water contamination alert. For emergencies, text messaging would be timelier.
- Would like a monthly newsletter delivered to my PO Box.
- Answered in the first question.
- Email, Facebook is good, do you have Facebook? What is the name?
- I wasn't able to find employment opportunities I know its on there somewhere wasn't easy for me to find but I was able to find employment in Brian Head.
- Prefer emails as I don't waste my time on social media. However, I realize many people do so a multifaceted approach would be good.
- Like email, text notices during the water issue this past spring were especially appreciated. Don't remember if that was via the Iron County alert system or through the town.
- Possible to text.
- Email with further links to website so we can be aware of updates or news.
- Email, phone calls.
- Only critical information.
- Email and if there is an emergency text.
- I think you do a good job now.
- Emailed newsletter.
- Email is fine, if we are in violation about something, don't send a form letter, call.
- Monthly email.



## STAFF REPORT TO THE TOWN COUNCIL

**SUBJECT:** Upcoming Budget Adjustments  
**AUTHOR:** Bret Howser  
**DEPARTMENT:** Administration  
**DATE:** February 25, 2020  
**TYPE OF ITEM:** Discussion

---

### **SUMMARY:**

Council will discuss some upcoming budget adjustments for Public Safety and Public Works Depts

### **BACKGROUND:**

These items were not included in the FY 2020 budget, but opportunities have arisen which the Town may wish to take advantage of.

### **ANALYSIS:**

#### Public Works Backup Sander

Public Works had an action step in Strategy: Snow Removal (ST05) to explore options for a backup sander. The current sander was purchased in 2014 at a cost of \$14,000. It is stainless steel and it replaced an old metal sander. Parts have been taken off the old sander over the years rendering it unusable. It would take parts, labor and time to get it up and running and you still would be left with an old rusty sander.

Public Works approach to this action step was a two-step process. First, begin acquiring spare parts for the new sander in anticipation of a break down to be able to repair quickly. Second, be on the lookout for a solid back up sander. While reviewing auction sites recently, Public Works located a suitable and affordable backup sander. It is a stainless-steel sander and plow package that was sold to an individual on surplus from South Jordan Streets department. The price is \$8,000 for this package. Staff has traveled up and looked at this sander and plow and they look to be in good operating order (no way of testing hydraulics on site). They do not have the normal tell-tale signs of abuse that you normally see on snow removal equipment. One issue is this sander is 4 feet shorter than the current sander. It is designed for a bob tail truck. Staff does not see this as an insurmountable issue as it is a backup machine and holding a little less material is not the end of the world. It is mainly a weight issue and we will add “dead weight” to the frame to deal with it.

The cost of a new stainless sander ranges from \$24,000 (basic sander) up to a UDOT SPEC of \$50,000. Having the additional plow as a backup is also a win as both the current plows have had frame and lift arm repairs. Staff will have to modify the mount as all mounts are a little different. In the event that a full-size stainless sander becomes available, staff anticipates being able to sell this sander at or close to the purchase price to acquire the next back up.

### Public Safety Replacement Snowmobile

Brian Head Public Safety has had a rise in snowmobile backcountry rescues this past season. We believe this is due to a rise in snowmobile tours and a rise in the visitors coming to Brian Head seeking new adventures.

Kelly Oldroyd from Thunder Mountain Motorsports has been impacted by these rescues and is very familiar with our snowmobiles as he does the service work on them. We currently have a late 90's utility/tow snowmobile that we use to pull our patient rescue sled. This snowmobile has served its purpose for many years but is becoming more and more outdated and underpowered with age. Kelly was approached by a local citizen who had two 2016 "touring" type snowmobiles and wondered if Kelly would be interested in them for his business. Kelly looked at them as he was interested in them for himself. He quickly noticed that one would work perfectly for his business as a touring machine, but the other snowmobile was set up as a "Towing" snowmobile. It is designed for pulling equipment or broken-down snowmobiles. It is equipped with a winch for rescue as well as having an extra wide track and a two-speed transmission for gearing down when pulling. Kelly immediately was interested in the "touring" machine but also knew that the Town was in need of an upgrade to our "towing" machine.

Kelly did his research and spoke with the owner of the sleds on what he wanted out of the machines price wise. The owner wanted \$9,000 for the "towing" snowmobile. Kelly noted that this machine was priced at over \$15,000 when purchased new. Dan Benson spoke with Kelly and they drove the snowmobile and found it very adequate for Public Safety's needs. As Dan test drove the snowmobile, he noted that it had 86 original miles on it. This snowmobile could serve the Town as a rescue snowmobile for many years and is available for purchase at a very discounted price.

### Public Safety Medical Director

Brian Head Public Safety is certified with the State Bureau of Emergency Medical Services as a "Quick Response Unit". This means that we meet certain standards with the state. Some of these standards include: certified and qualified EMT's, patrol trucks inspected and equipped with appropriate lifesaving supplies and equipment. With this certification we also have to have a "Medical Director". Currently we have had Dr. Stultz with the Cedar City Hospital acting as our Medical Director. Dr. Stultz has served us well for many years making sure we are up to date on the latest greatest emergency medicine practices. Dr. Stultz has provided his expertise and service to the Brian Head Public Safety Department for free. Dr. Stultz notified our department in January that he is now completely and officially retired. He is not renewing his license to practice medicine and that we needed to find a new Medical Director before the end of February.

Deputy Burton and Deputy Abbott went to work trying to find a new Medical Director. We have found one that we are really excited to work with. Dr. Nate Jensen is an emergency room physician at Dixie Regional Hospital. He is in the IHC network which makes following up on patient care much easier as most of our patients are transported to an IHC facility. Dr. Jensen is excited to be working with us. He wants to take an active role working with us and teaching us. He currently has a home in Brian Head and spends a lot of time with his family here. He is also the new Medical Director for the Brian Head Ski Patrol. This will also make patient care much better and seamless as ski patrol passes patients from their care to our care and then to Gold Cross Ambulance. Dr. Jensen is really excited to be our

Medical Director and to work closely with us. We have already seen him on incidents involving skiers/snowboarders on the slopes and have used his expertise to assist in patient care.

Dr. Jensen currently has taken in-kind services from the Resort to represent them as their Medical Director. We are currently working out payment to him for his representation of our Public Safety Staff. We are hoping that we can come to an agreement of less than \$1,000 annually for his services. This has been a bit of a scramble for Deputy Burton and Abbott but I believe in the end it will be very beneficial to our community and to our Public Safety Department.

### **FINANCIAL IMPLICATIONS:**

Sander: There is not currently a backup sander in the Asset Replacement Program. If the Town acquires the sander available to us now, it will be added to the program on a pass-down basis. This means the current sander would become the backup sander once we're ready to replace it (tentatively scheduled for replacement in 2024, although it currently seems like it will outlive that projected lifespan of 10 years). However, since we're passing down the existing sander, we lose the ability to collect salvage value for it when we go to replace it (projected at \$3,000). This will increase the annual set-aside needs in our Asset Replacement Program by about \$300 a year. While we need to be cautious about this type of "asset creep", staff believes it is a relatively small ongoing cost for the benefit. The upfront cost of \$8,000 staff recommends we take from the current year's contingency budget.

Snowmobile: The existing Arctic Bear Cat is scheduled for replacement in FY 2021 at a projected cost of \$13,000. Staff believes that we should go ahead with the replacement now as it's a much more cost-effective approach. We can do a budget adjustment moving \$9,000 to the Asset Replacement Fund from the General Fund this year, and correspondingly reduce our expected contribution from the General Fund to the Asset Replacement Fund next year by \$9,000. Alternatively, we could simply budget the purchase out of anticipated General Fund surplus this year and take some pressure off of the Asset Replacement Fund for next year.

Medical Director: This would be a new ongoing expense out of the General Fund and would compete with all other general government services for annual property tax and sales tax revenue streams. As an expense needed to maintain an existing Town service, under our Core Values staff believes it would clearly rank above most budget requests and it is therefore ok to consider funding it outside of the normal budget process.

### **BOARD/COMMISSION RECOMMENDATION:**

N/A

### **STAFF RECOMMENDATION:**

Staff recommends that Council discuss the items and direct staff. We will return with appropriate budget adjustments based on the discussion.

### **PROPOSED MOTION:**

No motion necessary, item is discussion/informational only



## STAFF REPORT TO THE TOWN COUNCIL

**SUBJECT:** Review of the Utah Wildland-Urban Interface Code  
**AUTHOR:** Dan Benson  
**DEPARTMENT:** Brian Head Public Safety  
**DATE:** February 25 2020  
**TYPE OF ITEM:** Discussion

---

### **SUMMARY:**

The Council will review and consider the adoption of the 2006 Utah Wildland-Urban Interface Code

### **BACKGROUND:**

Internationally, code officials recognized the need for a modern, up-to-date code addressing the mitigation of fire in the urban-interface. The Wildland-Urban Interface Code “is designed to bridge the gap between enforcement of the International Building Code and the International Fire Code by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small (2006, Utah WUI Code).

As Brian Head continues to grow and homes are impacting the Wildland-Urban Interface we want to be sure we are doing our part in developing a “set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels” (2006, Utah WUI Code).

Brian Head Town is in the heart of the Wildland-Urban Interface. We have experienced a conflagration fire in 2017 and survived it. But the Town did not survive without some scars. A huge burn scar is all you see as you drive up SR-143. We lost a home along with other outbuildings. We lost huge revenues to our community as the entire Town was closed for an extended period of time. No business was being conducted at this time and a dip in our tourism occurred.

As we move forward and review this code we have found that it contains what our community is in need of to protect it from another devastating incident like the “Brianhead” fire of 2017.

### **ANALYSIS:**

Brian Head Public Safety is in support of adopting the 2006 Utah Wildland-Urban Interface Code.

“The Code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types of classes of materials, products or methods of construction” (2006, Utah WUI Code).

Iron County adopted this code years ago. I have spoken with the Iron County Building Department; they have not felt that the code is too intrusive, nor that the provisions have caused builders any significant challenges. Iron County building inspectors are currently our home building inspectors for the Town. They feel that this code is appropriate and should be adopted by ordinance.

The Utah Wildland-Urban Interface Code is adaptable. If there are areas the town feels are too intrusive or creates unnecessary burdens on homebuilders, those areas can be removed from what we adopt. We do not have to adopt it in its entirety and can customize it to fit our community.

The following are areas of the 2006 Utah Wildland-Urban Interface Code which staff feels need to be noticed.

A. WUI Code Chapter 3 Wildland-Urban Interface Areas

- a. What areas of Town are we identifying as Wildland-Urban Interface areas?
  - i. Staff Recommends all areas within Town boundaries be identified

A. WUI Code Chapter 4 Wildland-Urban Interface Requirements

- b. WUI Code Section 403 Access
  - i. Apparatus Access 403.2
    - 1. Driveways will have a minimum unobstructed width of 12 ft.
    - 2. Driveways over 150 ft. will have a turnaround with 30ft. radius
    - 3. Driveways in excess of 200 ft. and 20 ft. width will provide turnouts as well as turnarounds
  - ii. Apparatus Access 403.7 Grade
    - 1. Access grade not to exceed 12 percent

VS.

c. Brian Head LMC 9-12-10

- i. When Approval Required: Driveways exceeding one hundred fifty feet (150') in length and/or twelve percent (12%) (6.8 degrees) grade must be approved by the director of public safety and/or designee.
- ii. Driveways for residential have a minimum width of 16 ft.
- iii. Driveways for commercial have a minimum width of 20 ft. one-way and 24 ft. for two-way traffic

d. Staff Recommendation

- i. Staff recommends following our current LMC

B. WUI Code Chapter 4 Wildland-Urban Interface Requirements

- a. WUI Code Section 404 Water Supply
  - i. Water Sources 404.2
    - 1. Available water sources shall not be more than 1000 ft. away
    - 2. Water flows must be adequate for purposes of initial attack and flame front control by the local jurisdiction
  - ii. Staff recommends we follow our current water supply standard where a water supply is available
  
- C. WUI Code Chapter 4 Wildland-Urban Interface Requirements
  - a. WUI Code Section 405 Fire Protection Plan
    - i. Fire protection plans required for new subdivisions
  - b. Staff Recommendation
    - i. Staff recommends following Table 503.1 for qualification of approved water supply source availability
    - ii. Staff recommends we follow the WUI code and require a plan before subdivision approval
  
- A. WUI Code Chapter 5 Special Building Construction Requirements
  - a. WUI Code Section 502 Fire Hazard Severity
    - i. Appendix C will assess and score the fire hazard severity for a building site
    - ii. Appendix B will allow local authorities to review a vegetation management plan and approve a building site for construction
    - iii. Staff recommends we adopt both appendix C and B of the Utah WUI Code
  - b. WUI Code Table 503.1 Ignition-Resistant Construction
    - i. A class of ignition-resistant construction will be determined using table 503.1
      - 1. Classes are determined by a:
        - a. Fire Hazard Severity Survey
        - b. Water Source Availability
    - ii. Staff recommends we utilize all of chapter 5 to dictate special building construction requirements placing homes in one of three classes for ignition resistant construction
  
- A. WUI Code Chapter 6 Fire Protection Requirements
  - a. WUI Code Section 603 Defensible Space
    - i. Fuel modification can qualify a home as conforming
      - 1. Trees are allowed within the defensible space
      - 2. Distances may be modified by the local official based on local conditions and a fire protection plan
      - 3. Plan requirements
        - a. Plan showing existing vegetation
        - b. Photographs showing natural conditions prior to work being performed
        - c. Grading/plot plan showing where home will sit on property

- ii. Staff recommends we require a plan on all construction and assure that defensible space is created
  - b. WUI Code Section 604 Maintenance of Defensible Space
    - i. Defensible space will be maintained annually
    - ii. The owner or controlling person shall maintain the defensible space
    - iii. Deadwood and litter shall be regularly removed from trees
    - iv. Staff recommends we follow the maintenance plan associated with the Utah WUI Code
- A. WUI Code Appendix A (Optional)
  - a. These sections are optional to the WUI Code and are presented for your consideration
- B. A102 Vegetation Control
  - a. Flammable vegetation will be removed away from driveways and electrical transmission lines
  - b. Staff Recommends following this section
- C. A103 Access Restrictions
  - a. Fire officials can close areas of high risk of causing a fire
  - b. Fire roads / fuel breaks can be locked off from public use
  - c. Staff recommends following this section
- D. A104 Ignition Source Control
  - a. Fireworks shall not be used or possessed in the urban-wildland interface
    - i. Exception: Firework permits may be issued by the fire official
  - b. Staff recommends we either eliminate fireworks as suggested in this section or we designate public areas as the only place allowed to use legal fireworks, ie. Chair #1 Parking Lot.
- E. All other sections of Appendix A
  - a. Staff recommends following all other sections as presented in the WUI Code Appendix A

Note: WUI code requirements are not retroactive and the code official may waive them if they're impractical or if there are acceptable alternative methods.

### **FINANCIAL IMPLICATIONS:**

It is my understanding that there would be no financial implications to the Town. Homeowners/ Homebuilders could see some cost increase as mitigation of vegetation will have to be included in the building costs. However, we are currently holding a cleaning bond for new construction that is 100% refundable when lot clean-up, including fuels reduction are complete.

### **BOARD/COMMISSION RECOMMENDATION:**

This Staff Report has been introduced to the Planning Commission for comments on January 21, 2020. We will be looking for their recommendations.

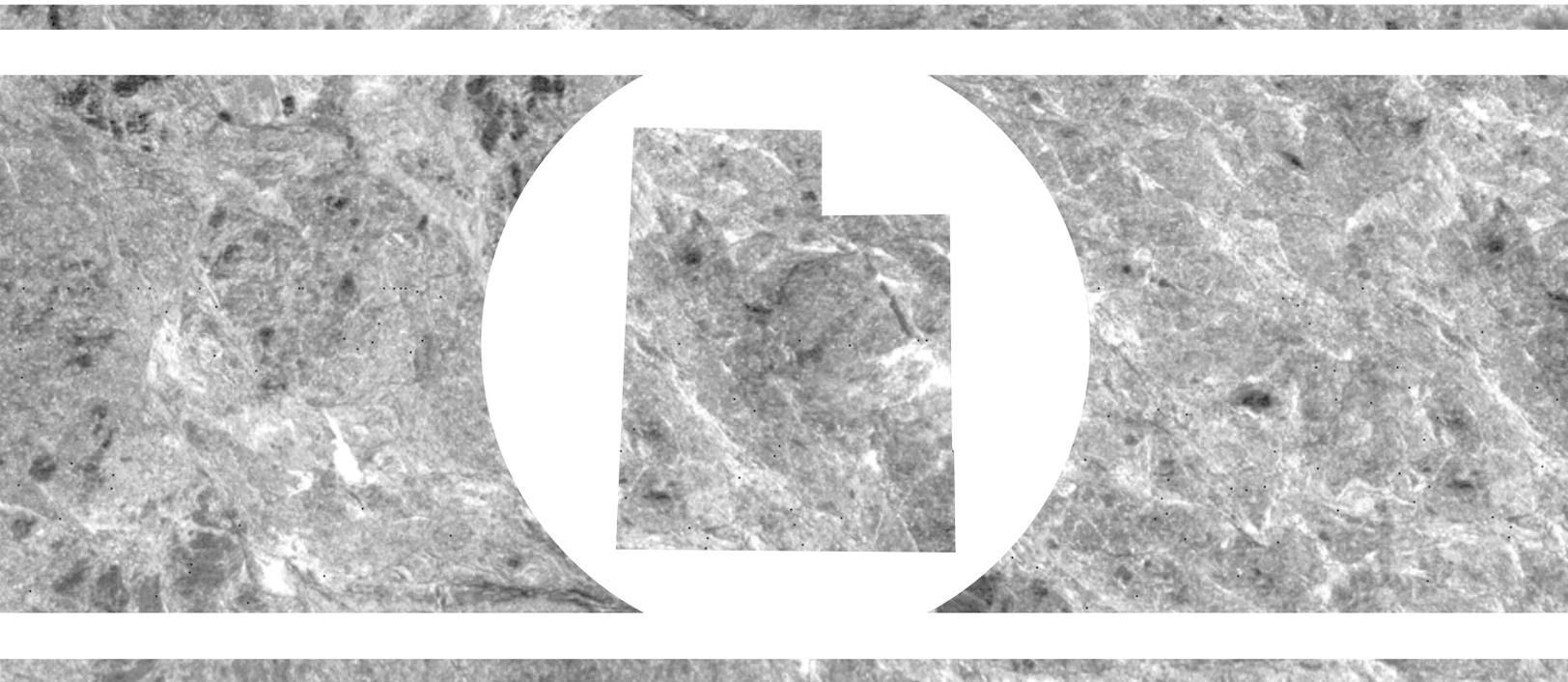
**STAFF RECOMMENDATION:**

It is the recommendation of the Public Safety Department that we review the Utah Wildland Urban-Interface Code 2006. We recommend that we draft an ordinance adopting all or at least the majority of the presented code. Only adding or deleting those areas that Planning Commission or Town Council feel to be too intrusive and or restrictive to homebuilders and homeowners.

**ATTACHMENTS:**

A – 2006 Utah Wildland-Urban Interface Code

# **2006 UTAH WILDLAND-URBAN INTERFACE CODE**



2006 Utah Wildland-Urban Interface Code

*First Printing:* July 2006  
*Second Printing:* October 2006  
*Third Printing:* March 2007  
*Fourth Printing:* February 2008  
*Fifth Printing:* June 2008

COPYRIGHT © 2006  
by  
INTERNATIONAL CODE COUNCIL, INC.

ALL RIGHTS RESERVED. This 2006 *Utah Wildland-Urban Interface Code* contains substantial copyrighted material from the 2003 *International Wildland-Urban Interface Code*, which is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: “International Code Council,” the “International Code Council” logo and the “International Residential Code” are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.

# PREFACE

## Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*<sup>™</sup>, in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*<sup>®</sup> and *International Fire Code*<sup>®</sup> by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*<sup>™</sup> (“I-Codes”<sup>™</sup>) published by the International Code Council<sup>®</sup> (ICC<sup>®</sup>), including the *International Building Code*<sup>®</sup>, *ICC Electrical Code*<sup>™</sup>, *International Energy Conservation Code*<sup>®</sup>, *International Existing Building Code*<sup>®</sup>, *International Fire Code*<sup>®</sup>, *International Fuel Gas Code*<sup>®</sup>, *International Mechanical Code*<sup>®</sup>, *ICC Performance Code*<sup>™</sup>, *International Plumbing Code*<sup>®</sup>, *International Private Sewage Disposal Code*<sup>®</sup>, *International Property Maintenance Code*<sup>®</sup>, *International Residential Code*<sup>®</sup> and *International Zoning Code*<sup>®</sup>.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

## Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

## Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## **Maintenance**

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

## **Authority**

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

# ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

## SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE*

### ORDINANCE NO. \_\_\_\_\_

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. \_\_\_\_\_ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

**Section 3.** That Ordinance No. \_\_\_\_\_ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

**Section 8.** Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]

# TABLE OF CONTENTS

<b>CHAPTER 1 ADMINISTRATION..... 1</b>	<b>CHAPTER 6 FIRE-PROTECTION REQUIREMENTS ..... 19</b>
Section	Section
101 General ..... 1	601 General ..... 19
102 Authority of the Code Official ..... 1	603 Defensible Space..... 19
103 Compliance Alternatives..... 2	604 Maintenance of Defensible Space..... 20
104 Appeals ..... 2	605 Spark Arresters ..... 20
105 Permits ..... 2	606 Liquefied Petroleum Gas Installations ..... 20
106 Plans and Specifications ..... 3	607 Storage of Firewood and Combustible Materials ..... 20
107 Inspection and Enforcement ..... 4	
108 Certificate of Completion ..... 5	
<b>CHAPTER 2 DEFINITIONS ..... 7</b>	<b>APPENDIX A GENERAL REQUIREMENTS..... 21</b>
Section	Section
201 General ..... 7	A101 General ..... 21
202 Definitions..... 7	A102 Vegetation Control ..... 21
	A103 Access Restrictions ..... 22
<b>CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS..... 9</b>	A104 Ignition Source Control..... 22
Section	A105 Control of Storage..... 23
301 Wildland-Urban Interface Area Designations..... 9	A106 Dumping ..... 23
	A107 Protection of Pumps and Water Storage Facilities..... 23
<b>CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS ..... 11</b>	A108 Land Use Limitations ..... 24
Section	<b>APPENDIX B VEGETATION MANAGEMENT PLAN..... 25</b>
401 General ..... 11	
402 Applicability ..... 11	<b>APPENDIX C FIRE HAZARD SEVERITY FORM..... 27</b>
403 Access..... 11	
404 Water Supply..... 12	<b>INDEX..... 29</b>
405 Fire Protection Plan..... 13	
<b>CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS ..... 15</b>	
Section	
501 General ..... 15	
502 Fire Hazard Severity ..... 15	
503 Ignition-resistant Construction ..... 15	
504 Class 1 Ignition-resistant Construction..... 15	
505 Class 2 Ignition-resistant Construction..... 16	
506 Class 3 Ignition-resistant Construction..... 17	
507 Replacement or Repair of Roof Coverings ..... 18	

# CHAPTER 1

## ADMINISTRATION

### SECTION 101 GENERAL

**101.1 Scope.** The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

**101.2 Objective.** The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

**101.3 Retroactivity.** The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

**101.4 Additions or alterations.** Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

**101.5 Maintenance.** All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

### SECTION 102 AUTHORITY OF THE CODE OFFICIAL

**102.1 Powers and duties of the code official.** The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

**102.2 Interpretations, rules and regulations.** The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

**102.3 Liability of the code official.** The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**102.4 Other agencies.** When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

### SECTION 103 COMPLIANCE ALTERNATIVES

**103.1 Practical difficulties.** When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

**103.2 Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

**103.3 Alternative materials or methods.** The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

### SECTION 104 APPEALS

**104.1 General.** To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

**104.2 Limitations of authority.** The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

### SECTION 105 PERMITS

**105.1 General.** When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

**105.2 Permits required.** Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

**105.3 Work exempt from permit.** Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

**105.4 Permit application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

**105.5 Permit approval.** Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

**105.6 Permit issuance.** The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

**105.7 Validity of permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**105.8 Expiration.** Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**105.9 Retention of permits.** Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

**105.10 Revocation of permits.** Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

## SECTION 106 PLANS AND SPECIFICATIONS

**106.1 General.** Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-

censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

**Exception:** Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**106.2 Information on plans and specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

**106.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

**106.4 Vegetation management plans.** When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

**106.5 Fire protection plan.** When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

**106.6 Other data and substantiation.** When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

**106.7 Vicinity plan.** In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

**106.8 Retention of plans.** One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

## SECTION 107 INSPECTION AND ENFORCEMENT

### 107.1 Inspection.

**107.1.1 General.** All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

**107.1.2 Authority to inspect.** The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

**107.1.3 Reinspections.** To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

### 107.2 Enforcement.

**107.2.1 Authorization to issue corrective orders and notices.** When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

**107.2.2 Service of orders and notices.** Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

**107.3 Right of entry.** Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

#### **107.4 Compliance with orders and notices.**

**107.4.1 General compliance.** Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

**107.4.2 Compliance with tags.** A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

**107.4.3 Removal and destruction of signs and tags.** A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

**107.4.4 Citations.** Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

**107.4.5 Unsafe conditions.** Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

## **SECTION 108 CERTIFICATE OF COMPLETION**

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

## CHAPTER 2

# DEFINITIONS

### SECTION 201 GENERAL

**201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

**201.2 Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

### SECTION 202 DEFINITIONS

**ACCESSORY STRUCTURE.** A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

**APPROVED.** Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

**BRUSH, SHORT.** Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

**BRUSH, TALL.** Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

**BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

**CERTIFICATE OF COMPLETION.** Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

**CODE OFFICIAL.** The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

**DEFENSIBLE SPACE.** An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

**DRIVEWAY.** A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

**FIRE AREA.** The floor area, in square feet (square meters), used to determine the adequate water supply.

**FIRE CHIEF.** The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

**FIRE PROTECTION PLAN.** A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

**FIRE WEATHER.** Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

**FIRE-RESISTANCE-RATED CONSTRUCTION.** The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

**FLAME SPREAD RATING.** As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

**FUEL BREAK.** An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

**FUEL, HEAVY.** Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

**FUEL, LIGHT.** Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

**FUEL, MEDIUM.** Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

**FUEL MODIFICATION.** A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

## DEFINITIONS

**FUEL MOSAIC.** A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

**FUEL-LOADING.** The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

**GREENBELT.** A fuel break designated for a use other than fire protection.

**HAZARDOUS MATERIALS.** As defined in the *International Fire Code*.

**HEAVY TIMBER CONSTRUCTION.** As described in the *International Building Code*.

**INSURANCE SERVICES OFFICE (ISO).** An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

**LEGISLATIVE BODY.** The governing body of the political jurisdiction administering this code.

**LOG WALL CONSTRUCTION.** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

**MULTILAYERED GLAZED PANELS.** Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

**NONCOMBUSTIBLE.** As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over  $\frac{1}{8}$  inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

**NONCOMBUSTIBLE ROOF COVERING.** One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

**SLOPE.** The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

**STRUCTURE.** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

**TREE CROWN.** The primary and secondary branches growing out from the main stem, together with twigs and foliage.

**UNENCLOSED ACCESSORY STRUCTURE.** An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

**WILDFIRE.** An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

**WILDLAND.** An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

**WILDLAND URBAN INTERFACE.** The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

## CHAPTER 3

# WILDLAND-URBAN INTERFACE AREAS

### SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

**301.1 Declaration.** The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

**301.2 Mapping.** In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

**301.3 Review of wildland-urban interface areas.** The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.

## CHAPTER 4

# WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

### SECTION 401 GENERAL

**401.1 Scope.** Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

**401.2 Objective.** The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

**401.3 General safety precautions.** General safety precautions shall be in accordance with this chapter. See also Appendix A.

### SECTION 402 APPLICABILITY

#### 402.1 Subdivisions.

**402.1.1 Access.** New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

**402.1.2 Water supply.** New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

#### 402.2 Individual structures.

**402.2.1 Access.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

**402.2.2 Water supply.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

#### Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

### SECTION 403 ACCESS

**403.1 Restricted access.** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

**403.2 Driveways.** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

**403.3 Fire apparatus access road.** When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

**403.4 Marking of roads.** Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2 inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

**403.5 Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

**403.6 Address markers.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**403.7 Grade.** The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

## SECTION 404 WATER SUPPLY

**404.1 General.** When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

**404.2 Water sources.** The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

**404.3 Draft sites.** Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

**404.4 Hydrants.** All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

**404.5 Adequate water supply.** Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

**404.6 Fire department.** The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

**404.7 Obstructions.** Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

**404.8 Identification.** Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

**404.9 Testing and maintenance.** Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

**404.10 Reliability.**

**404.10.1 Objective.** The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

**404.10.2 Clearance of fuel.** Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

**404.10.3 Standby power.** Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

**Exceptions:** When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

## **SECTION 405 FIRE PROTECTION PLAN**

**405.1 Purpose.** The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

**405.2 General.** When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

**405.3 Content.** The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

**405.4 Cost.** The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

**405.5 Plan retention.** The fire protection plan shall be retained by the code official.

## CHAPTER 5

# SPECIAL BUILDING CONSTRUCTION REGULATIONS

### SECTION 501 GENERAL

**501.1 Scope.** Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

**Exceptions:**

1. Accessory structures not exceeding 120 square feet (11 m<sup>2</sup>) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

**501.2 Objective.** The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

### SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

### SECTION 503 IGNITION-RESISTANT CONSTRUCTION

**503.1 General.** Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

### SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

**504.1 General.** Class 1 ignition-resistant construction shall be in accordance with Section 504.

**504.2 Roof covering.** Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**TABLE 503.1  
IGNITION-RESISTANT CONSTRUCTION<sup>a</sup>**

DEFENSIBLE SPACE <sup>c</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

**504.3 Protection of eaves.** Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

**504.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**504.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**504.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**504.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

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

**504.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub> inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

**Exception:** Vehicle access doors.

**504.10 Vents.** Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**504.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

## SECTION 505 CLASS 2 IGNITION-RESISTANT CONSTRUCTION

**505.1 General.** Class 2 ignition-resistant construction shall be in accordance with Section 505.

**505.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**505.3 Protection of eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**505.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

**505.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub>-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle access doors.

**505.10 Vents.** Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**505.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

## SECTION 506

### CLASS 3 IGNITION-RESISTANT CONSTRUCTION

**506.1 General.** Class 3 ignition-resistant construction shall be in accordance with Section 506.

**506.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**506.3 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**506.4 Vents.** Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

## SECTION 507

### REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

## CHAPTER 6

# FIRE PROTECTION REQUIREMENTS

### SECTION 601 GENERAL

**601.1 Scope.** The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

**601.2 Objective.** The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

### SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

### SECTION 603 DEFENSIBLE SPACE

**603.1 Objective.** Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

**603.2 Fuel modification.** In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

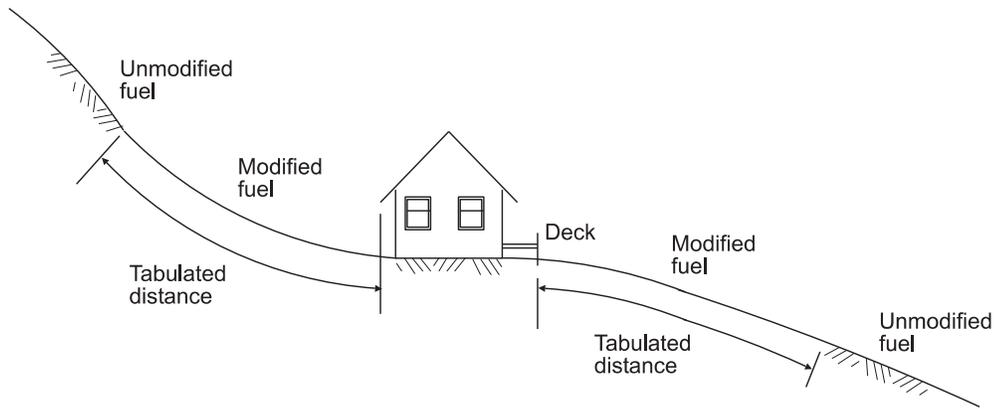
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2  
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

**603.3 Community fuel modification zones.** Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2  
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

## FIRE PROTECTION REQUIREMENTS

**603.3.1 Land ownership.** Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

**603.3.2 Fuel modification zone plans.** Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

### SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

**604.1 General.** Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

**604.2 Modified area.** Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

**604.3 Responsibility.** Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

**604.4 Trees.** Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

### SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding  $\frac{1}{2}$  inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

### SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

**606.1 General.** The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

**606.2 Location of containers.** LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

### SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

## APPENDIX A

# GENERAL REQUIREMENTS (optional)

### SECTION A101 GENERAL

**A101.1 Scope.** The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

**A101.2 Objective.** The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

### SECTION A102 VEGETATION CONTROL

**A102.1 General.** Vegetation control shall comply with this section.

**A102.2 Clearance of brush or vegetative growth from roadways.** The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetation growth.

**Exception:** Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

**A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.**

**A102.3.1 General.** Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

**Exception:** Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

**A102.3.2 Support clearance.** Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

**Exception:** Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

**A102.3.3 Electrical distribution and transmission line clearances.**

**A102.3.3.1 General.** Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

**A102.3.3.2 Trimming clearance.** At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2  
MINIMUM CLEARANCES BETWEEN VEGETATION  
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

**A102.3.3.3 Minimum clearance to be maintained.** Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3  
MINIMUM CLEARANCES BETWEEN VEGETATION AND  
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

**A102.3.3.4 Electrical power line emergencies.** During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

**A102.4 Correction of condition.** The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

### SECTION A103 ACCESS RESTRICTIONS

**A103.1 Restricted entry to public lands.** The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

#### Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

#### A103.2 Trespassing on posted private property.

**A103.2.1 General.** When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

**A103.2.2 Signs.** Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

**A103.2.3 Trespassing.** Entering and remaining within areas closed and posted is prohibited.

**Exception:** Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

**A103.3 Use of fire roads and defensible space.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

**Exception:** Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

**A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles.** Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

**A103.5 Tampering with locks, barricades, signs and address markers.** Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

### SECTION A104 IGNITION SOURCE CONTROL

**A104.1 General.** Ignition sources shall be in accordance with Section A104.

**A104.2 Objective.** Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

**A104.3 Clearance from ignition sources.** Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

**A104.4 Smoking.** When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

**Exception:** Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

**A104.5 Equipment and devices generating heat, sparks or open flames.** Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

**Exception:** Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

**A104.6 Fireworks.** Fireworks shall not be used or possessed in urban-wildland interface areas.

**Exception:** Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

**A104.7 Outdoor fires.**

**A104.7.1 General.** No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

**Exception:** Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

**A104.7.2 Permits.** Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

**A104.7.3 Restrictions.** No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

**A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills.** Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

**Exception:** When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

**A104.9 Reckless behavior.** The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

**A104.10 Planting vegetation under or adjacent to energized electrical lines.** No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

## SECTION A105 CONTROL OF STORAGE

**A105.1 General.** In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

**A105.2 Hazardous materials.** Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m<sup>3</sup>) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

**A105.3 Explosives.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

**A105.4 Combustible materials.**

**A105.4.1 General.** Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

**A105.4.2 Individual piles.** Individual piles shall not exceed 5,000 square feet (465 m<sup>2</sup>) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m<sup>3</sup>) in volume or 10 feet (3048 mm) in height.

**A105.4.3 Separation.** A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

## SECTION A106 DUMPING

**A106.1 Waste material.** Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

**Exception:** Approved public and approved private dumping areas.

**A106.2 Ashes and coals.** Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

**Exceptions:**

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

## SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

**A107.1 General.** The reliability of the water supply shall be in accordance with Section A107.

**A107.2 Objective.** The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

**A107.3 Fuel modification area.** Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

**A107.4 Trees.** Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

**A107.5 Protection of electrical power supplies.** When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

**Exception:** A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

## SECTION A108 LAND USE LIMITATIONS

**A108.1 General.** Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

**A108.2 Objective.** The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

**A108.3 Permits.** Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

**A108.4 Access roadways.** In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

## APPENDIX B

# VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

## UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"  
Utah State University Extension, 2002*

### Grasses

*Agropyron cristatum* (Crested Wheatgrass)  
*Agropyron smithii* (Western Wheatgrass)  
*Buchloe dactyloides* (Buffalograss)  
*Dactylis glomerata* (Orchardgrass)  
*Festuca cinerea* and other species (Blue Fescue)  
*Lolium* species (Rye Grass)  
*Poa pratensis* (Kentucky Bluegrass)  
*Poa secunda* (Sandberg Bluegrass)

### Herbaceous Perennials

*Achillea clavennae* (Silvery Yarrow)  
*Achillea filipendulina* (Fernleaf Yarrow)  
*Achillea* - other species & hybrids (Yarrow)\*  
*Aquilegia* - species & hybrids (Columbine)  
*Armeria maritime* (Sea Pink, Sea Thrift)  
*Artemisia stelleriana* (Beach Wormwood, Dusty Miller)  
*Artemisia* - other species & hybrids (Various names)\*  
*Bergenia* – species & hybrids (Bergenia)  
*Centranthus ruber* (Red Valerian, Jupiter's Beard)  
*Cerastium tomentosum* (Snow-in-summer)  
*Coreopsis auriculata* var. *Nana* (Dwarf Mouse Ear Coreopsis)  
*Coreopsis* – other perennial species (Coreopsis)  
*Delosperma nubigenum* (Hardy Ice Plant)  
*Dianthus plumarius* & others (Pinks)  
*Erigeron* hybrids (Fleabane)\*  
*Gaillardia X grandiflora* (Blanket Flower)  
*Geranium cinereum* (Hardy Geranium)  
*Geranium sanguineum* (Bloody Cranesbill, Bloodred Geranium)

*Geranium* species (Geranium)  
*Hemerocallis* species (Daylily)  
*Heuchera sanguinea* (Coral Bells, Alum Root)  
*Iberis sempervirens* (Evergreen Candytuft)  
*Iris* species & hybrids (Iris)  
*Kniphofia* species & hybrids (Red-hot Poker)  
*Lavandula* species (Lavender)  
*Leucanthemum X superbum* (Shasta Daisy)  
*Limonium latifolium* (Sea-lavender, Statice)  
*Linum* species (Flax)  
*Liriope spicata* (Lily-turf)  
*Lupinus* species & hybrids (Lupine)\*  
*Medicago sativus* (Alfalfa)  
*Oenothera* species (Primrose)  
*Papaver* species (Poppy)  
*Penstemon* species & hybrids (Penstemon)  
*Perovskia atriplicifolia* (Russian Sage, Azure Sage)  
*Potentilla nepalensis* (Nepal Cinquefoil)  
*Potentilla tridentata* (Wineleaf Cinquefoil)  
*Potentilla verna (tabernaemontani)* (Spring Cinquefoil; Creeping Potentilla)  
*Potentilla* – other non-shrubby species & hybrids (Cinquefoil, Potentilla)\*  
*Salvia* species & hybrids (Salvia, Sage)\*  
*Sedum* species (Stonecrop, Sedum)  
*Sempervivum tectorum* (Hen and Chicks)  
*Stachys byzantina* (Lamb's Ear)  
*Yucca filamentosa* (Yucca)

*continued*

## APPENDIX B

### Shrubs and Woody Vines

*Atriplex* species (Saltbush)  
*Ceanothus americanus* (New Jersey Tea)  
*Ceanothus ovatus* & others (Ceanothus)  
*Cistus* species (Rock-rose)  
*Cotoneaster dammeri* (Bearberry Cotoneaster)  
*Cotoneaster horizontalis* (Rockspray or Rock Cotoneaster)  
*Cotoneaster* – other compact species (Cotoneaster)  
*Hedera helix* (English Ivy)  
*Lonicera* species & hybrids (Honeysuckle)  
*Mahonia repens* (Creeping Oregon Grape)  
*Parthenocissus quinquefolia* (Virginia Creeper)  
*Prunus besseyi* (Sand Cherry)  
*Purshia tridentata* (Bitterbrush, Antelope Bitterbrush)  
*Pyracantha* species (Firethorn, Pyracantha)  
*Rhamnus* species (Buckthorn)  
*Rhus trilobata* (Skunkbush Sumac)  
*Rhus* – other species (Sumac)  
*Ribes* species (Currant, Gooseberry)  
*Rosa rugosa* & other hedge roses (Rugosa Rose)  
*Shepherdia canadensis* (Russet Buffaloberry)  
*Syringa vulgare* (Lilac)  
*Vinca major* (Large Periwinkle)  
*Vinca minor* (Dwarf Periwinkle, Common Periwinkle)

### Trees

*Acer* species (Maple)  
*Betula* species (Birch)  
*Cercis canadensis* (Eastern Redbud)  
*Populus tremuloides* (Quaking Aspen)  
*Populus* – other species (Poplar, Cottonwood)  
*Salix* species (Willow)

***\* Plants or groups of plants marked with an asterisk (\*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.***

**Note:** Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

## APPENDIX C

# FIRE HAZARD SEVERITY FORM

*This appendix is to be used to determine the fire hazard severity.*

<b>A. Subdivision Design</b>	Points		
1. Ingress/Egress		<b>C. Topography</b>	
Two or more primary roads	1__	Located on flat, base of hill, or setback at crest of hill	1__
One road	10__	On slope with 0-20% grade	5__
One-lane road in, one-lane road out	15__	On slope with 21-30% grade	10__
		On slope with 31% grade or greater	15__
2. Width of Primary Road		At crest of hill with unmitigated vegetation below	20__
20 feet or more	1__		
Less than 20 feet	5__		
		<b>D. Roofing Material</b>	
3. Accessibility		Class A Fire Rated	1__
Road grade 5% or less	1__	Class B Fire Rated	5__
Road grade 5-10%	5__	Class C Fire Rated	10__
Road grade greater than 10%	10__	Nonrated	20__
		<b>E. Fire Protection—Water Source</b>	
4. Secondary Road Terminus		500 GPM hydrant within 1,000 feet	1__
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1__	Hydrant farther than 1,000 feet or draft site	5__
Cul-de-sac turnaround	5__	Water source 20 min. or less, round trip	10__
Dead-end roads 200 feet or less in length	8__	Water source farther than 20 min., and 45 min. or less, round trip	15__
Dead-end roads greater than 200 feet in length	10__	Water source farther than 45 min., round trip	20__
		<b>F. Siding and Decking</b>	
5. Street Signs		Noncombustible siding/deck	1__
Present but unapproved	3__	Combustible siding/no deck	5__
Not present	5__	Noncombustible siding/combustible deck	10__
		Combustible siding and deck	15__
<b>B. Vegetation (Iuwic Definitions)</b>		<b>G. Utilities (gas and/or electric)</b>	
1. Fuel Types		All underground utilities	1__
Surface		One underground, one aboveground	3__
Lawn/noncombustible	1__	All aboveground	5__
Grass/short brush	5__		
Scattered dead/down woody material	10__	<b>Total for Subdivision</b>	
Abundant dead/down woody material	15__	Moderate Hazard	50–75
Overstory		High Hazard	76–100
Deciduous trees (except tall brush)	3__	Extreme Hazard	101+
Mixed deciduous trees and tall brush	10__		
Clumped/scattered conifers and/or tall brush	15__		
Contiguous conifer and/or tall brush	20__		
2. Defensible Space			
70% or more of lots completed	1__		
30% to 70% of lots completed	10__		
Less than 30% of lots completed	20__		

# INDEX

<b>A</b>		<b>DEFINITIONS</b> .....202	
<b>ACCESS</b>		<b>DUMPING</b> ..... Appendix A, Section A106	
Applicability .....	402		
Driveways .....	403.2		
Fire apparatus.....	403.2		
Grade .....	403.7		
Individual structures .....	402.2		
Marking of roads.....	403.4		
Restricted .....	403.1		
Subdivisions .....	402.1		
<b>ADDITIONS OR ALTERATIONS</b> .....	101.4		
<b>ALTERNATIVE MATERIALS OR METHODS</b> ....	103.3		
<b>AUTOMATIC FIRE SPRINKLER SYSTEMS</b> .....	602		
<b>C</b>			
<b>CERTIFICATE OF COMPLETION</b> .....	108		
<b>CLASS 1 IGNITION-RESISTANT CONSTRUCTION</b> .....	504		
Detached accessory structures .....	504.11		
Exterior doors .....	504.9		
Exterior walls .....	504.5		
Protection of eaves .....	504.3		
Roof covering .....	504.2		
Vents .....	504.10		
Windows .....	504.8		
<b>CLASS 2 IGNITION-RESISTANT CONSTRUCTION</b> .....	505		
Detached accessory structures .....	505.11		
Exterior doors .....	505.9		
Exterior walls .....	505.5		
Protection of eaves .....	505.3		
Roof covering .....	505.2		
Vents .....	505.10		
Windows .....	505.8		
<b>CLASS 3 IGNITION-RESISTANT CONSTRUCTION</b> .....	506		
Roof covering .....	506.2		
Unenclosed underfloor protection .....	506.3		
Vents .....	506.4		
<b>CONTROL OF STORAGE</b> .....	Appendix A, Section A105		
<b>D</b>			
<b>DEFENSIBLE SPACE</b> .....	603		
Fuel modification.....	603.2		
		<b>DEFINITIONS</b> .....202	
		<b>DUMPING</b> ..... Appendix A, Section A106	
		<b>F</b>	
		<b>FIRE HAZARD SEVERITY</b> .....	502
		<b>FIRE HAZARD SEVERITY FORM</b> .....	Appendix C
		<b>G</b>	
		<b>GENERAL REQUIREMENTS</b> .....	Appendix A
		<b>I</b>	
		<b>IGNITION SOURCE CONTROL</b> .....	Appendix A, Section A104
		<b>INSPECTION AND ENFORCEMENT</b>	
		Authority to inspect .....	107.1.2
		Citations.....	107.4.4
		Enforcements .....	107.2
		Reinspections .....	107.1.3
		Right of entry .....	107.3
		Unsafe conditions .....	107.4.5
		<b>L</b>	
		<b>LAND USE LIMITATIONS</b> .....	Appendix A, Section A108
		<b>LIABILITY OF THE CODE OFFICIAL</b> .....	102.3
		<b>LPG INSTALLATIONS</b> .....	606
		<b>M</b>	
		<b>MAINTENANCE</b> .....	101.6
		<b>MAINTENANCE OF DEFENSIBLE SPACE</b> .....	604
		Modified area .....	604.2
		Responsibility .....	604.3
		Trees.....	604.4
		<b>P</b>	
		<b>PERMITS</b>	
		Application .....	105.4
		Approval .....	105.5
		Expiration .....	105.8
		Issuance .....	105.6
		Required .....	105.2
		Retention .....	105.9
		Revocation .....	105.10
		Validity.....	105.7

INDEX

Work exempt from permit . . . . . 105.3  
**PLANS AND SPECIFICATIONS** . . . . . 106  
Information on plans and specifications . . . . 106.2  
Vegetation management plans . . . . . 106.4  
**POWERS AND DUTIES OF THE  
CODE OFFICIAL** . . . . . 102.1  
**PRACTICAL DIFFICULTIES**. . . . . 103.1  
**PROTECTION OF PUMPS AND WATER  
STORAGE FACILITIES**. . . . . Appendix A,  
Section A107

Testing and maintenance . . . . . 404.9  
Water sources. . . . . 404.2

**R**

**REPLACEMENT OR REPAIR OF  
ROOF COVERINGS** . . . . . 507  
**RETROACTIVITY** . . . . . 101.4

**S**

**SPARK ARRESTERS** . . . . . 605  
**STORAGE OF FIREWOOD AND  
COMBUSTIBLE MATERIALS** . . . . . 607

**T**

**TECHNICAL ASSISTANCE** . . . . . 103.2

**U**

**URBAN-WILDLAND INTERFACE  
AREA DESIGNATIONS** . . . . . 301  
Declaration . . . . . 301.1  
Mapping . . . . . 301.2  
Review . . . . . 301.3

**V**

**VEGETATION CONTROL** . . . . . Appendix A,  
Section A102  
**VEGETATION MANAGEMENT PLAN** . . . . Appendix B

**W**

**WATER SUPPLY**  
Adequate water supply . . . . . 404.5  
Applicability . . . . . 402  
Draft sites . . . . . 404.3  
Hydrants . . . . . 404.4  
Identification . . . . . 404.8  
Individual structures . . . . . 402.2  
Obstructions . . . . . 404.7  
Reliability . . . . . 404.10  
Subdivisions . . . . . 402.1