

Title 14 of the California Code of Regulations (14 CCR),
Division 1.5, Chapter 7
Subchapter 2, Articles 1-5
“State Minimum Fire Safe Regulations, 2021”

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

Article 1. Administration

§ 1270.00. Title.

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

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

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

§ 1270.01. Definitions ~~Purpose~~

(a) Access: The ability or means to enter or approach the Perimeter of Building Construction subject to this Subchapter. Access includes the Roads on a route from the nearest Collector Road to the Perimeter of the Building Construction.

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

(c) Building: Any structure used or intended for supporting or sheltering any use or occupancy, except Utility and

1 Miscellaneous Group U buildings.

2 (d) Board: California Board of Forestry and Fire Protection.

3 (e) Building Construction: any modification to a parcel(s),
4 Road(s), Driveway(s), or Structure(s) that increases the number
5 of Residential Units; increases the service capacity of a
6 commercial enterprise or commercial use; or increases the number
7 of persons on the premises of a commercial or industrial site.
8 Subject to the provisions of [§ 1270.03.01 \(Exemptions\)](#), [§](#)
9 [1270.03.02 \(Substandard Roads\)](#), and [§ 1270.03.03 \(Aggregate](#)
10 [Risk\)](#), "Building Construction" does not include the replacement
11 of damaged or destroyed structures due to disaster.

12 (f) CAL FIRE: California Department of Forestry and Fire
13 Protection.

14 (g) Collector Road: Roads identified by a local jurisdiction as
15 a major or minor, or general, collector road in conformance with
16 the procedures in the US Federal Highway Administration "Highway
17 Functional Classification Concepts, Criteria, and Procedures,"
18 2013 Edition.

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

21 (i) Defensible ~~s~~Space: An area extending one hundred (100) feet
22 or greater from the exterior of a building where mitigation
23 measures have been completed and are maintained to reduce
24 structure loss from wildfire. ~~The area within the perimeter of a~~
25 ~~parcel, development, neighborhood or community where basic~~
~~wildland fire protection practices and measures are implemented,~~

1 ~~providing the key point of defense from an approaching wildfire~~
2 ~~or defense against encroaching wildfires or escaping structure~~
3 ~~fires. The perimeter as used in this regulation is the area~~
4 ~~encompassing the parcel or parcels proposed for construction~~
5 ~~and/or development, excluding the physical structure itself. The~~
6 ~~area is characterized by the establishment and maintenance of~~
7 ~~emergency vehicle access, emergency water reserves, road names~~
8 ~~and building identification, and fuel modification measures.~~

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

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

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

18 ~~Distance Measurements: All specified or referenced distances are~~
19 ~~measured along the ground, unless otherwise stated.~~

20 (m) Exception: An alternative means or method to achieve a ~~to~~
21 the specified standard requested by the applicant subject to \$
22 1270.07 (Exceptions to Standards) that may be necessary due to
23 health, safety, environmental conditions, physical site
24 limitations or other limiting conditions, such as recorded
25 historical sites, that provides mitigation of the problem.

(n) Fire Apparatus: A vehicle designed to be used under

1 emergency conditions to transport personnel and equipment or to
2 support the suppression of fires or mitigation of other
3 hazardous situations. The fire authority identifies which Fire
4 Apparatus will be needed during emergency conditions.

5 (o) Fire Hydrant: A valved connection on a water supply or
6 storage system for the purpose of providing water for fire
7 protection and suppression operations. Fire Hydrant outlets
8 shall be of sizes designated by the local fire authority and
9 shall have ~~having either one two and a half (2 1/2) inch or one~~
10 ~~four and a half (4 1/2) inch outlet, with male American National~~
11 ~~Fire Hose Screw Threads (NH), used to supply fire apparatus and~~
12 ~~hoses with water.~~ For the purposes of this Subchapter, this term
13 shall be inclusive of the term "hydrant head."

14 (p) Fire Valve: see Fire Hydrant.

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

19 ~~Fuel modification area: An area where the volume of flammable~~
20 ~~vegetation has been reduced, providing reduced fire intensity~~
21 ~~and duration.~~

22 (r) Greenbelts: Agricultural lands, open space, parks,
23 wildlands, or a combination thereof, as designated by cities,
24 counties, special districts and other jurisdictions, which
25 surround or are adjacent to a city or urbanized area, and
restrict or prohibit development. ~~A facility or land-use,~~

1 ~~designed for a use other than fire protection, which will slow~~
2 ~~or resist the spread of a wildfire. Includes parking lots,~~
3 ~~irrigated or landscaped areas, golf courses, parks, playgrounds,~~
4 ~~maintained vineyards, orchards or annual crops that do not cure~~
5 ~~in the field.~~

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

9 (t) Hammerhead/T: A road or driveway that provides a "T" shaped,
10 three-point turnaround space for emergency equipment, being no
11 narrower than the ~~road~~ that serves it.

12 (u) Hazardous Land Use: A land use that presents a significantly
13 elevated potential for the ignition, prolonged duration, or
14 increased intensity of a wildfire due to the presence of
15 flammable materials, liquids, or gasses, or features that
16 initiate or sustain combustion. Such uses are determined by the
17 local jurisdiction and may include, but are not limited to,
18 power-generation and distribution facilities, wood processing or
19 storage sites, flammable gas or liquids processing or storage
20 sites, or shooting ranges.

21 ~~Hydrant: A valved connection on a water supply or storage~~
22 ~~system, having either one two and a half (2 1/2) inch or one~~
23 ~~four and a half (4 1/2) inch outlet, with male American National~~
24 ~~Fire Hose Screw Threads (NH), used to supply fire apparatus and~~
25 ~~hoses with water.~~

(v) Local Fire Authority: A fire department, agency, division,

1 district, or other governmental body responsible for regulating
2 and/or enforcing minimum fire safety standards applicable to
3 Building Construction.

4 (w) Local Jurisdiction: Any county, city/county agency or
5 department, or any locally authorized district that approves or
6 has the authority to regulate Building Construction. ~~issues or~~
7 ~~approves building permits, use permits, tentative maps or~~
8 ~~tentative parcel maps, or has authority to regulate development~~
9 ~~and construction activity.~~

10 (x) Local Responsibility Area (LRA): Those areas of land
11 classified by the Board where the financial responsibility of
12 preventing and suppressing wildfires is not that of the state or
13 federal government, pursuant to Public Resources Code (PRC)
14 section 4125.

15 (y) Local Road: Roads identified by a local jurisdiction as a
16 local road in conformance with the procedures in the US Federal
17 Highway Administration "Highway Functional Classification
18 Concepts, Criteria, and Procedures," 2013 Edition.

19 (z) Municipal-Type Water System: A system having water pipes
20 servicing fire hydrants and designed to furnish, over and above
21 domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi
22 (138 kPa) residual pressure for a 2-hour duration. [NFPA 1142
3.3.16, 2017]

23 (aa) Occupancy: The purpose for which a ~~b~~Building, or part
24 thereof, is used or intended to be used.

25 (bb) One-way ~~r~~Road: A minimum of one ~~t~~Traffic ~~l~~Lane width

1 designed for traffic flow in one direction only.

2 (cc) Perimeter: The boundary of the parcel or subdivision map
3 within which lies any Building Construction subject to this
4 Subchapter.

5 (dd) Residential Unit: Any building or portion thereof which
6 contains living facilities, including provisions for sleeping,
7 eating, cooking and/or sanitation for one or more persons.
8 Manufactured homes, mobilehomes, and factory-built housing are
9 considered residential units, ~~for the purposes of mandatory~~
10 ~~measures required in 14 CCR § 1270.01(e), unless being sited or~~
11 ~~installed as an accessory or junior accessory dwelling unit in~~
12 ~~accordance with § 1270.03.01 (Exemptions).~~

13 (ee) Ridgeline: The line of intersection of two opposing slope
14 aspects running parallel to the long axis of the highest
15 elevation of land that is identified as strategically important
16 for the protection of structures from wildfire, or the
17 suppression of wildfire.

18 (ff) Road: Vehicular access to more than two (2) parcels; more
19 than four (4) residential units; or access to any industrial or
20 commercial use-occupancy. This is a general term inclusive of
21 all other terms such as fire lane, public street, private
22 street, parking lot lane, and access roadway. Includes public
~~and private streets and lanes.~~

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

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1 ~~Same Practical Effect: As used in this subchapter, means an~~
2 ~~exception or alternative with the capability of applying~~
3 ~~accepted wildland fire suppression strategies and tactics, and~~
4 ~~provisions for fire fighter safety, including:~~

5 ~~(a) access for emergency wildland fire equipment,~~

6 ~~(b) safe civilian evacuation,~~

7 ~~(c) signing that avoids delays in emergency equipment response,~~

8 ~~(d) available and accessible water to effectively attack~~
9 ~~wildfire or defend a structure from wildfire, and~~

10 ~~(e) fuel modification sufficient for civilian and fire fighter~~
11 ~~safety.~~

12 (hh) Shoulder: Vehicular access adjacent to the ~~±~~Traffic ~~±~~Lane.

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

17 (jj) Structure: That which is built or constructed, an edifice
18 or building of any kind, or any piece of work artificially built
19 up or composed of parts joined together in some definite manner.

20 (kk) Subdivision: As defined in section 66424 of the Government
21 Code.

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

(mm) Substantial Evidence: Enough relevant information and

1 reasonable inferences from this information that a fair argument
2 can be made to support a conclusion, in light of the whole
3 record of evidence, even though other conclusions might also be
4 reached. Argument, speculation, unsubstantiated opinion or
5 narrative, or evidence which is clearly erroneous or inaccurate
6 does not constitute substantial evidence. Substantial evidence
7 shall include facts, reasonable assumptions predicated upon
8 facts, and expert opinion supported by facts.

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

11 (oo) Turnaround: A portion of a Road or Driveway, unobstructed
12 by parking, which allows for a safe opposite change of direction
13 for emergency equipment. Design of such area may be a
14 hammerhead/T or terminus bulb.

15 (pp) Turnouts: A widening in a Road or Driveway to allow
16 vehicles to pass.

17 (qq) Utility and Miscellaneous Group U building: A Structure of
18 an accessory character or a miscellaneous Structure not
19 classified in any specific Occupancy permitted, constructed,
20 equipped, and maintained to conform to the requirements of Title
21 24, California Building Standards Code.

22 (rr) Vertical clearance: The minimum specified height of a
23 bridge or overhead projection above the Road or Driveway.

24 (ss) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in
25 Government Code section 51177(i).

(tt) Wildfire: As defined in Public Resources Code Section 4103

1 and 4104.

2 ~~(a) These regulations have been prepared and adopted for the~~
3 ~~purpose of establishing minimum wildfire protection standards in~~
4 ~~conjunction with building, construction and development in the~~
5 ~~State Responsibility Area (SRA).~~

6 ~~(b) The future design and construction of structures,~~
7 ~~subdivisions and developments in the SRA shall provide for basic~~
8 ~~emergency access and perimeter wildfire protection measures as~~
9 ~~specified in the following articles.~~

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

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

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

17
18 § 1270.02. Purpose. Scope

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

25 (b) ~~The future design and construction of structures,~~
~~subdivisions and developments~~ Building Construction in the SRA

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

4 (c) These ~~measures~~ standards shall provide for emergency access
5 and egress; signing and building numbering; private water supply
6 reserves for emergency fire use; ~~and~~ vegetation modification,
7 Fuel Breaks, Greenbelts, and measures to preserve undeveloped
8 Ridgelines. The ~~fire protection standards~~ regulations which
9 follow shall specify the minimums for such ~~measures~~ standards.

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

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

15 (2) ~~the siting of newly installed commercial modulars,~~
16 ~~manufactured homes, mobilehomes, and factory-built housing, as~~
17 ~~defined in Health and Safety Code sections 18001.8, 18007,~~
18 ~~18008, and 19971, except where being sited or installed as an~~
19 ~~accessory or junior accessory dwelling unit as set forth in~~
20 ~~subsection (d) below;~~

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

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

1 ~~(b) These regulations do not apply where an application for a~~
2 ~~building permit is filed after January 1, 1991 for building~~
3 ~~construction on a parcel that was formed from a parcel map or~~
4 ~~tentative map (if the final map for the tentative map is~~
5 ~~approved within the time prescribed by the local ordinance)~~
6 ~~approved prior to January 1, 1991, to the extent that conditions~~
7 ~~relating to the perimeters and access to the buildings were~~
8 ~~imposed by the parcel map or final tentative map approved prior~~
9 ~~to January 1, 1991.~~

10 ~~(c) (1) At the discretion of the local jurisdiction, and subject~~
11 ~~to any requirements imposed by the local jurisdiction to ensure~~
12 ~~reasonable ingress, egress, and capacity for evacuation and~~
13 ~~emergency response during a wildfire, these regulations shall~~
14 ~~not apply to the reconstruction or repair of legally constructed~~
15 ~~residential, commercial, or industrial buildings due to a~~
16 ~~wildfire, to the extent that the reconstruction or repair does~~
17 ~~not:~~

18 ~~(A) increase the square footage of the residential, commercial,~~
19 ~~or industrial building or buildings that previously existed; or~~

20 ~~(B) change the use of the building or buildings that had existed~~
21 ~~previously; or~~

22 ~~(C) construct a new building or buildings that did not~~
23 ~~previously exist on the site.~~

24 ~~(2) Nothing in this subsection shall be construed to alter the~~
25 ~~extent to which these regulations apply to the reconstruction or~~
~~repair of a legally constructed residential, commercial, or~~

1 ~~industrial building for reasons unrelated to a wildfire.~~

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

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

9 ~~(1) permitting or approval of new parcels, excluding lot line~~
10 ~~adjustments as specified in Government Code (GC) section~~
11 ~~66412(d);~~

12 ~~(2) application for a building permit for new building~~
13 ~~construction;~~

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

15 ~~(4) road construction.~~

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

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

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

20 § 1270.03. Scope. ~~Provisions for Application of The Regulations~~

21 (a) These regulations shall apply to:

22 (1) the ~~p~~Perimeters and ~~a~~Access to all residential,
23 commercial, and industrial ~~b~~Building ~~e~~Construction within the
24 SRA approved after January 1, 1991 and those approved after July
25 1, 2021 within the VHFHSZ, except as set forth below in

1 subsections § 1271.03.01 (Exemptions); ~~(b.) through (d),~~
2 ~~inclusive, and (f).~~

3 (2) the siting of newly installed commercial modulars,
4 manufactured homes, mobilehomes, and factory-built housing, as
5 defined in Health and Safety Code sections 18001.8, 18007,
6 18008, and 19971, except where being sited or installed as an
7 accessory or junior accessory dwelling unit as set forth in
8 subsection ~~(d) § 1271.02~~ § 1270.03.01 (Exemptions) below;

9 (3) all tentative and parcel maps or other ~~d~~Developments
10 approved after January 1, 1991; and

11 (4) applications for building permits on a parcel approved
12 in a pre-1991 parcel or tentative map to the extent that
13 conditions relating to the perimeters and access to the
14 buildings were not imposed as part of the approval of the parcel
15 or tentative map.

16 (b) All Building Construction shall comply with the minimum
17 standards in this Subchapter within the Perimeter of the
18 Building Construction subject to this Subchapter.

19 (c)

OPTION ONE

20 (c) Where Building Construction requires a tentative and final
21 map pursuant to the Subdivision Map Act, the provisions of this
22 Subchapter shall further apply to any Road or Road Structure
23 that provides Access to the Building Construction.

OPTION TWO

24 (c) Where Building Construction is of **XX or more** Residential
25

1 Units; increases the service capacity of commercial or
2 industrial uses by XX%; or increases the number of workers on
3 the site of any use by XX%, the provisions of this Subchapter
4 shall further apply to any Road or Road Structure that provides
5 Access to the Building Construction.

6 **OPTION THREE**

7 (c) Where Building Construction meets the following criteria,
8 the provisions of this Subchapter shall further apply to any
9 Road or Road Structure that provides Access to the Building
10 Construction: ~~Unless otherwise exempt pursuant to this~~
11 ~~subchapter, affected activities include, but are not limited to:~~

12 (1) permitting or approval of new parcels, excluding lot
13 line adjustments as specified in Government Code (GC) section
14 66412(d);

15 (2) application for a change in zoning building permit for
16 new building construction;;

17 (3) application for a change in use permit; and

18 (4) road construction.

19 ~~This subchapter shall be applied as follows:~~

20 ~~(a) the local jurisdictions shall provide the Director of~~
21 ~~the California Department of Forestry and Fire Protection (CAL~~
22 ~~FIRE) or their designee with notice of applications for building~~
23 ~~permits, tentative parcel maps, tentative maps, and installation~~
24 ~~or use permits for construction or development within the SRA.~~

25 ~~(b) the Director or their designee may review and make fire~~
~~protection recommendations on applicable construction or~~

1 ~~development permits or maps provided by the local jurisdiction.~~

2 ~~(c) the local jurisdiction shall ensure that the applicable~~
3 ~~sections of this subchapter become a condition of approval of~~
4 ~~any applicable construction or development permit or map.~~

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

7
8 § 1270.03.01 Exemptions

9 (a) These regulations do not apply where an application for a
10 building permit in the SRA is filed after January 1, 1991 for
11 ~~b~~Building ~~e~~Construction on a parcel that was formed from a
12 parcel map or tentative map (if the final map for the tentative
13 map is approved within the time prescribed by the local
14 ordinance) approved prior to January 1, 1991, to the extent that
15 conditions relating to the ~~p~~Perimeters and ~~a~~Access to the
16 ~~b~~Buildings were imposed by the parcel map or final tentative map
17 approved prior to January 1, 1991.

18 (1) For this exemption to apply, the parcel map or
19 tentative map that was approved prior to January 1, 1991, shall
20 have imposed conditions relating to the Perimeters and Access to
21 the Building Construction that is the subject of the building
22 permit application filed after January 1, 1991.

23 (2) These regulations shall apply to the Building
24 Construction to the extent that conditions relating to the
25 Perimeters and Access to the buildings were not imposed as part
of the approval of the parcel map or tentative map.

1 (b) At the discretion of the local jurisdiction, and subject to
2 any requirements imposed by the local jurisdiction to ensure
3 reasonable ingress, egress, and capacity for evacuation and
4 emergency response during a wildfire, these regulations shall
5 not apply to the reconstruction or repair of legally constructed
6 residential, commercial, or industrial buildings due to a
7 wildfire. Nothing in this subsection shall be construed to
8 alter the extent to which these regulations apply to the
9 reconstruction or repair of a legally constructed residential,
10 commercial, or industrial building for reasons unrelated to a
11 wildfire. This exemption is applicable to reconstruction or
12 repair after a wildfire only to the extent that the
13 reconstruction or repair does not:

14 (1) increase the square footage of the residential,
15 commercial, or industrial building or buildings that previously
16 existed **by more than 20%**; or

17 (2) change the use of the building or buildings that had
18 existed previously; or

19 (3) construct a new building or buildings that did not
20 previously exist on the site; and

21 (4) encroach on the minimum setback requirements in §
1276.03 Building and Parcel Siting and Setbacks.

22 (c) Except as otherwise provided in §§ 1270.03.02 (Substandard
23 Roads) and 1270.03.03 (Aggregate Risk), these regulations do
24 not apply to the creation of accessory or junior accessory
25 dwelling units that comply with Government Code sections 65852.2

1 or 65852.22, or any local ordinances enacted thereunder, as
2 applicable, including any local ordinances requiring provisions
3 for fire and life safety.

4 (d) ~~EXEMPTION: Roads~~ These regulations shall not apply to Roads
5 used solely for ~~a~~Agriculture~~al~~, mining, or the management and
6 harvesting of wood products.

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

9
10 § 1270.03.02 Substandard Roads.

11 (a) Notwithstanding any other provision in this Subchapter,
12 Building Construction shall not be approved where Access is
13 provided by Roads that do not meet the minimum requirements in §
14 [1273.05.02 \(Built Roads\)](#), to the extent the Road remains below
15 the minimum requirements.

16 (b) Notwithstanding any other provisions in this Subchapter,
17 Building Construction shall not be approved when the Building
18 Construction would cause a Road used to provide Access to the
19 Building Construction does not meet the minimum requirements in
20 § [1273.05.02 \(Built Roads\)](#) to exceed the aggregate risk
21 threshold calculated in conformance with § [1270.03.03 \(Aggregate
22 Risk\)](#).

23 (c) Notwithstanding any other provision in this Subchapter,
24 exemptions from these standards enumerated in § [1270.03.01\(c\)](#)
25 [\(Exemptions - ADUs\)](#) shall not apply when Access to the Building
Construction is provided by Roads that do not meet the minimum

1 requirements in [§ 1273.05.02 \(Built Roads\)](#) or the Building
2 Construction would cause the Access to exceed the aggregate risk
3 threshold in [§ 1270.03.03 \(Aggregate Risk\)](#).

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

6
7 §1270.03.03 Aggregate Risk

8 (a) Prior to approving any Building Construction subject to this
9 Subchapter where Access is provided by an existing Road or Roads
10 that do not meet the requirements in [§ 1273.05.02 \(Built Roads\)](#),
11 a Local Jurisdiction shall calculate, for each Road:

12 (1) the total estimated daily vehicle trips per Residential
13 Unit, commercial use, and/or industrial use that existed along
14 each Road on July 1, 2021;

15 (2) the total estimated daily vehicle trips per Residential
16 Unit, commercial use, and/or industrial use existing along each
17 Road on the date the Building Construction is received by the
18 Local Jurisdiction for approval; and

19 (3) the total estimated increased in daily vehicle trips on
20 each Road per Residential Unit, commercial use, and/or
21 industrial use that would result from approving the proposed
22 Building Construction.

23 (b) Pursuant to [§ 1270.03.02 \(Substandard Roads\)](#), Building
24 Construction shall not be approved

25 ⁽¹⁾ where Access is provided by a Road which has
experienced a doubling in its total estimated daily vehicle

1 trips since July 1, 2021;

2 (2) where the Building Construction would cause the total
3 estimated daily vehicle trips experienced on a Road on July 1,
4 2021 to double, or where the Building Construction would cause a
5 Road to cross a threshold such that if the Building Construction
6 was approved, the Road would experience a doubling in its total
7 estimated daily vehicle trips since July 1, 2021.

8 (c) Estimated daily vehicle trips per Residential Unit shall be
9 calculated using a factor of 5.11 daily vehicle trips per
10 Residential Unit.

11 (d) Estimated daily vehicle trips per commercial use shall be
12 calculated...

13 (e) Estimated daily vehicle trips per industrial use shall be
14 calculated...

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

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

17 § 1270.04. Local Regulations Ordinances.

18 (a) These regulations shall serve as the minimum wildfire
19 protection standards applied in SRA and VHFHSZ. However, these
20 regulations do not supersede local regulations which equal or
21 exceed the standards of this Subchapter. ~~Nothing contained in~~
22 ~~these regulations shall be considered as abrogating the~~
23 ~~provisions of any ordinance, rule or regulation of any state or~~
24 ~~local jurisdiction provided that such ordinance, rule, or~~
25 ~~regulation is equal to or exceeds these minimum standards.~~

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

10 (c) A Local Jurisdiction shall not apply exemptions to Building
11 Construction that are not enumerated in this Subchapter.

12 (1) Exceptions requested and approved in conformance with [§](#)
13 [1270.06 \(Exceptions\)](#) may be granted on a case-by-case basis.

14 (2) Exemptions not enumerated in these regulations shall
15 not be granted.

16 ~~(c) When the Board grants certification, the local ordinances,
17 in lieu of these regulations, shall be applied as described in
18 14 CCR § 1270.02 and used as the basis for inspections performed
19 under 14 CCR § 1270.05.~~

20 (d) A Local Jurisdiction or local fire authority may notify the
21 Board upon commencement of any revisions to relevant local
22 regulations. The Board may provide technical assistance to the
23 agency during the revision drafting process. ~~The Board's
24 certification of local ordinances pursuant to this section is
25 rendered invalid when previously certified ordinances are
subsequently amended by local jurisdictions, or the regulations~~

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

7 (e) The Local Jurisdiction or local fire authority may submit
8 their draft regulation to the Board at least 90 days before the
9 first meeting of the Local Jurisdiction or local fire authority
10 at which the proposed draft will be presented to the public.

11 (f) The Board may provide recommendations on the draft within 60
12 days.

13 (g) Notwithstanding a local regulation that equals or exceeds
14 the State Minimum Fire Safe Regulations, a local jurisdiction
15 shall require Building Construction to comply with the State
16 Minimum Fire Safe Regulations.

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

19 § 1270.05. Inspections.

20 Inspections shall conform to the following requirements:

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

22 (1) the Director, or

23 (2) local jurisdictions that have assumed state fire
24 protection responsibility on SRA lands, or

25 (3) local jurisdictions where the inspection duties have

1 been formally delegated by ~~CAL FIRE~~ the Director to the local
2 jurisdiction, pursuant to subsection (b).

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

5 (1) The Local Jurisdiction represents, to the Director's
6 satisfaction, that the Local Jurisdiction has appropriate
7 resources to responsibly perform the delegated inspection
8 authority.

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

12 (3) The Director may impose additional criteria on a
13 proposed delegation of inspection authority as the Director
14 deems necessary and appropriate to ensure that the delegated
15 inspection authority is performed responsibly.

16 (4) The Local Jurisdiction consents to the delegation of
17 inspection authority.

18 (5) The Director may in their discretion revoke the
19 delegation at any time.

20 (6) The delegation of inspection authority, and any
21 subsequent revocation of the delegation, shall be documented in
22 writing, and retained on file at the CAL FIRE Unit headquarters
23 that administers SRA fire protection in the Local Jurisdiction.

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

1 (c) Inspections in the VHFHSZ shall be made by the local
2 jurisdiction. Reports of violations shall be provided to the CAL
3 FIRE Unit headquarters that administers SRA fire protection in
4 the local jurisdiction.

5 (d) Nothing in this section abrogates CAL FIRE's authority to
6 inspect and enforce state forest and fire laws in the SRA even
7 when the inspection duties have been delegated pursuant to this
8 section. ~~When inspections are conducted, they shall occur prior~~
9 ~~to: the issuance of the use permit or certificate of occupancy;~~
10 ~~the recordation of the parcel map or final map; the filing of a~~
11 ~~notice of completion; or the final inspection of any project or~~
12 ~~building permit.~~

13 (e) Reports of violations within the SRA shall be provided to
14 the CAL FIRE Unit headquarters that administers SRA fire
15 protection in the local jurisdiction.

16 (f) Inspections conducted by the Director shall be limited to
17 confirming compliance with the State Minimum Fire Safe
18 Regulations. Inspections conducted by the local jurisdiction or
19 fire authority shall confirm compliance with the State Minimum
20 Fire Safe Regulations. A local jurisdiction may, in its
21 discretion, conduct additional inspections with respect to a
22 local regulation that equals or exceeds the State Minimum Fire
23 Safe Regulations.

24 (g) The Local Jurisdiction shall ensure that any applicable
25 Building Construction complies with the applicable sections of
this Subchapter.

1 Note: Authority cited: Section 4290, Public Resources Code.
2 Reference: Sections 4102, 4119, 4125, 4290 and 4291, Public
3 Resources Code.

4
5 § 1270.06. Exceptions to Standards.

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

9 (b) Upon request by the applicant, an ~~eExceptions~~ to a
10 standards within this ~~sSubchapter~~ or to local jurisdiction
11 ~~certified ordinances~~ may be granted allowed by the inspection
12 entity in accordance with ~~listed in~~ [§ 1270.05 \(Inspections\)](#).
13 ~~where the exceptions provide the same practical effect as these~~
14 ~~regulations towards providing defensible space.~~

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

18 (2) Exceptions granted by the inspection entity ~~listed in~~
19 ~~CCR § 1270.05~~ shall be made on a case-by-case basis only,
20 shall be in writing, and shall be supported by Substantial
21 Evidence. Exceptions granted by the inspection entity ~~listed in~~
22 ~~CCR § 1270.05~~ shall be forwarded to the Board and the
23 appropriate CAL FIRE Unit Office that administers SRA fire
24 protection in that county. Exceptions shall be retained on file
25 at both offices for a period of no less than five (5) years. ~~and~~
shall be retained on file at the Unit Office.

1 (3) Building Construction prohibited by §§ 1270.03.02
2 (Substandard Roads) or 1270.03.03 (Aggregate Risk) shall not be
3 eligible for an exception.

4 ~~(b)~~ (c) Requests for an ~~e~~eException shall be made in writing to the
5 inspection entity ~~listed in 14 CCR § 1270.05~~ by the applicant or
6 the applicant's authorized representative.

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

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

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

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

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

19 (2) Local jurisdictions acting as inspection entities
20 pursuant to listed in § 1270.05 (Inspections) may establish
21 additional procedures or requirements for eException
22 requests.

23 ~~(e)~~ (d) Where an exception is not granted by the inspection entity,
24 the applicant may appeal such denial to the local jurisdiction.
25 The local jurisdiction may establish or utilize an appeal
process consistent with existing local building or planning

1 department appeal processes to adjudicate any appeals of
2 Exceptions that have been denied.


3 (1) In addition to local requirements, the local
4 jurisdiction shall consult with the inspection entity prior to
5 making a determination on an appeal.

6 (2) The inspection entity shall provide documentation
7 demonstrating how the requested Exception does not substantially
8 comply with the standards in this Subchapter. ~~Before the local~~
9 ~~jurisdiction makes a determination on an appeal, the inspection~~
10 ~~authority shall be consulted and shall provide to that local~~
11 ~~jurisdiction documentation outlining the effects of the~~
12 ~~requested exception on wildfire protection.~~

13 (e) If an appeal is granted, the local jurisdiction shall make
14 written findings of the Exception's Substantial Compliance, as
15 defined [§ 1270.01 \(Definitions\)](#), with the minimum standards in
16 this Subchapter, supported by Substantial Evidence. ~~that the~~
17 ~~decision meets the intent of providing defensible space~~
18 ~~consistent with these regulations.~~ Such findings shall include a
19 written statement of reasons for overriding the decision of the
20 inspection entity. A written copy of these findings shall be
21 provided to the Board and the CAL FIRE Unit headquarters that
22 administers SRA fire protection in that local jurisdiction.

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

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

1 § 1270.07. Distance Measurements 

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

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

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

6
7 Article 2. ~~Emergency Access and Egress~~

8 § 1273.00. ~~Safe Access and Egress Intent.~~

9 (a) ~~Roads, and Driveways, and Road or Driveway Structures,~~
10 whether public or private, unless exempted under ~~14 CCR §~~ [§ 1270.03.01 \(Exemptions\)](#) ~~1270.02(e),~~ shall provide for safe
11 access for emergency wildfire equipment and civilian evacuation
12 concurrently, and shall provide unobstructed traffic circulation
13 during a wildfire emergency ~~consistent with 14 CCR §§ 1273.00~~
14 ~~through 1273.09,~~ as set forth in this Article.

15
16 (b) (1) The provisions of this Article shall apply to any Road,
17 Driveway, or Road or Driveway Structure, whether newly
18 constructed, approved, or existing, within the Perimeter of any
19 Building Construction subject to this Subchapter.

20 (2) The provisions of this Article shall further apply to
21 any existing Road, Driveway, or Road or Driveway Structure that
22 provides Access to Building Construction meeting the criteria in

23 [§ 1270.03 \(Scope - see options for discussion\).](#)

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

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

1 § 1273.01. Horizontal and Vertical Curves / Curb Radii Width.

2 (a) No road or road structure shall have a horizontal inside
3 radius of curvature (measured from the centerline of the inside
4 lane) of less than fifty (50) feet. Additional surface width of
5 four (4) feet shall be added to curves of 50-100 feet radius;
6 one (1) foot shall be added to curves of 100-200 feet, as
7 illustrated on Figure 1 and Figure 2.

8 (1) Flexible plastic posts to delineate the shoulder and/or
9 provide separation for cyclists may be placed within the
10 required radius upon approval by the local jurisdiction.

11 (2) A design that does not meet the requirements of
12 subsection (a) may be approved where the operating speed is 15
13 miles per hour (mph) or less and the horizontal curve is
14 designed and modeled by a licensed professional engineer
15 demonstrating that emergency responders can negotiate the
16 proposed horizontal inside radius.

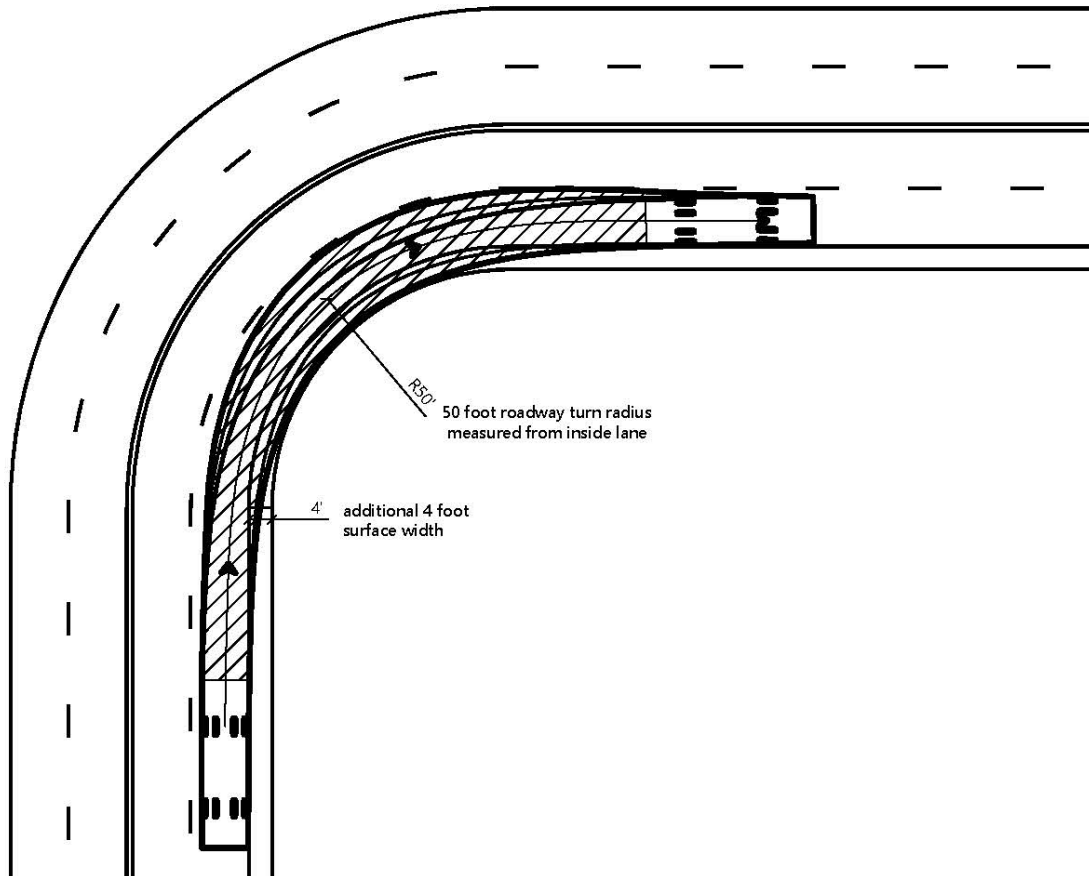
17 (b) At intersections where on-street parking and bike lanes may
18 be present, the effective turning radius shall not be less than
19 fifty (50) feet as illustrated in Figure 3 below.

20 (1) Smaller curb radii or curb extensions may be installed
21 at intersections where width allows to minimize pedestrian
22 exposure and collision severity as long as the effective turning
23 radius is not less than fifty (50) feet.

24 (2) At intersections in areas without on-street parking
25 and/or bike lanes where speeds approaching the intersection are
less than 15 mph, and traffic volumes on the receiving road are

1 less than 120 vehicles per hour during either an evacuation
2 event or during the peak commute hour, whichever is a higher
3 volume, curb radii of twenty (20) feet may be approved, as
4 illustrated in Figure 4, if designed by a professional engineer
5 demonstrating that emergency responders can negotiate the turn
6 safely.

7 (c) The length of vertical curves of roads, exclusive of
8 gutters, ditches, and drainage structures designed to hold or
9 divert water, shall be not less than one hundred (100) feet.
10 Vertical curves less than one hundred (100) feet may be approved
11 when designed by a professional engineer demonstrating that
12 emergency responders can physically negotiate the road.



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

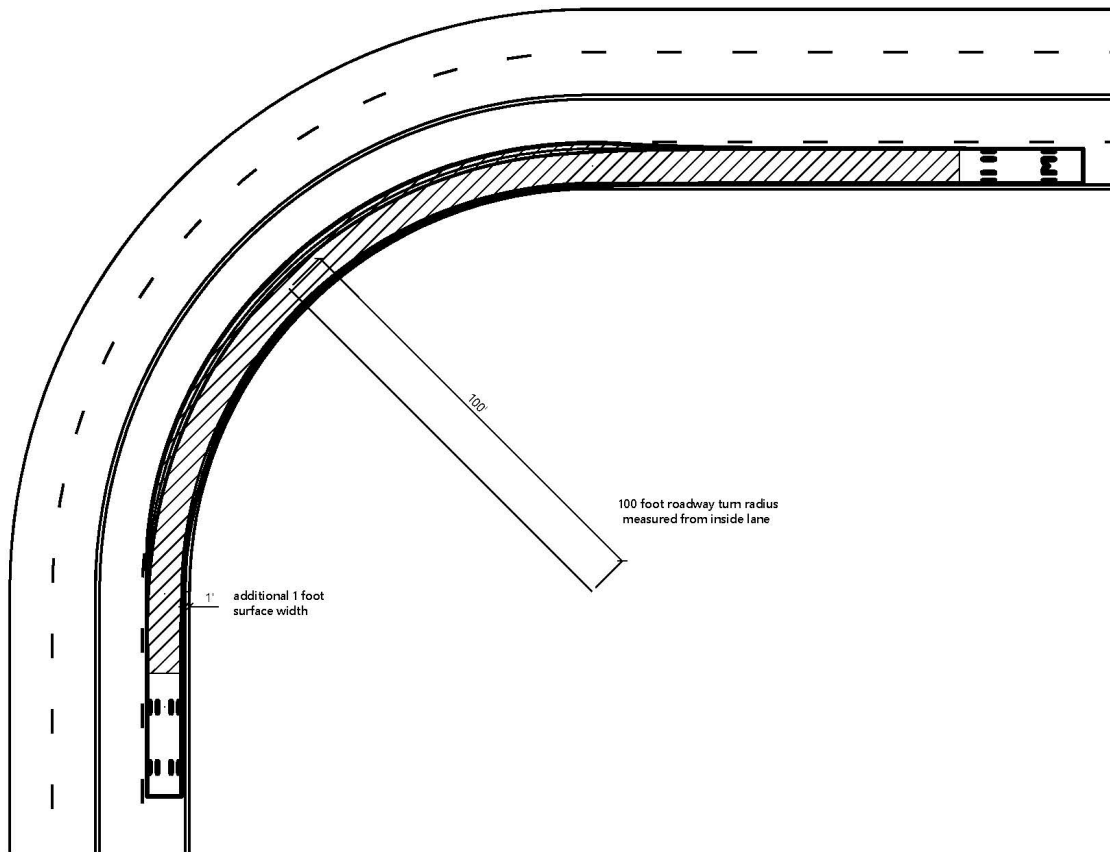


Figure 2
Effective Turning Radius for Horizontal Curvature with 100 Foot Radius

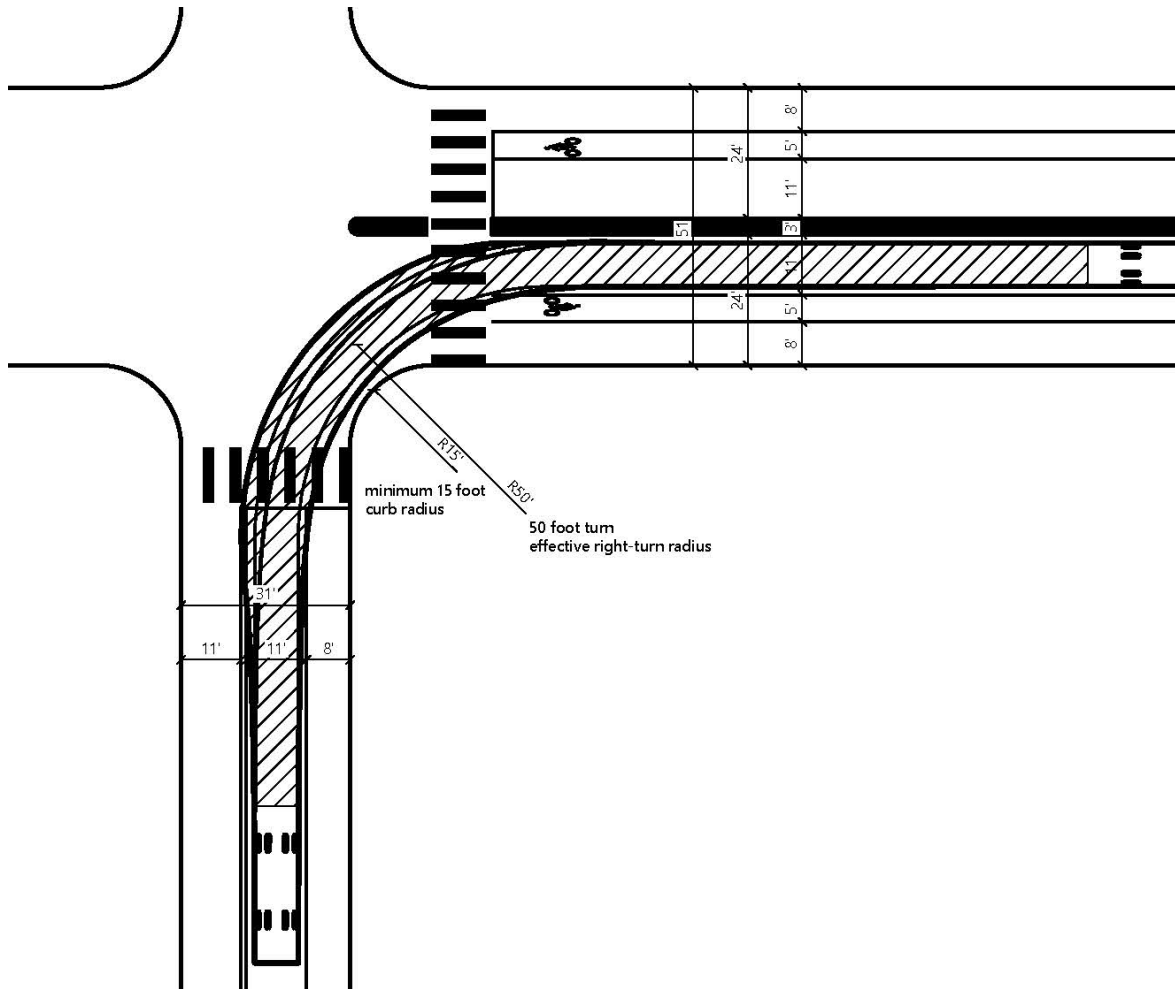


Figure 3
Effective Turning Radius for Intersections with Bike Lanes or Parking

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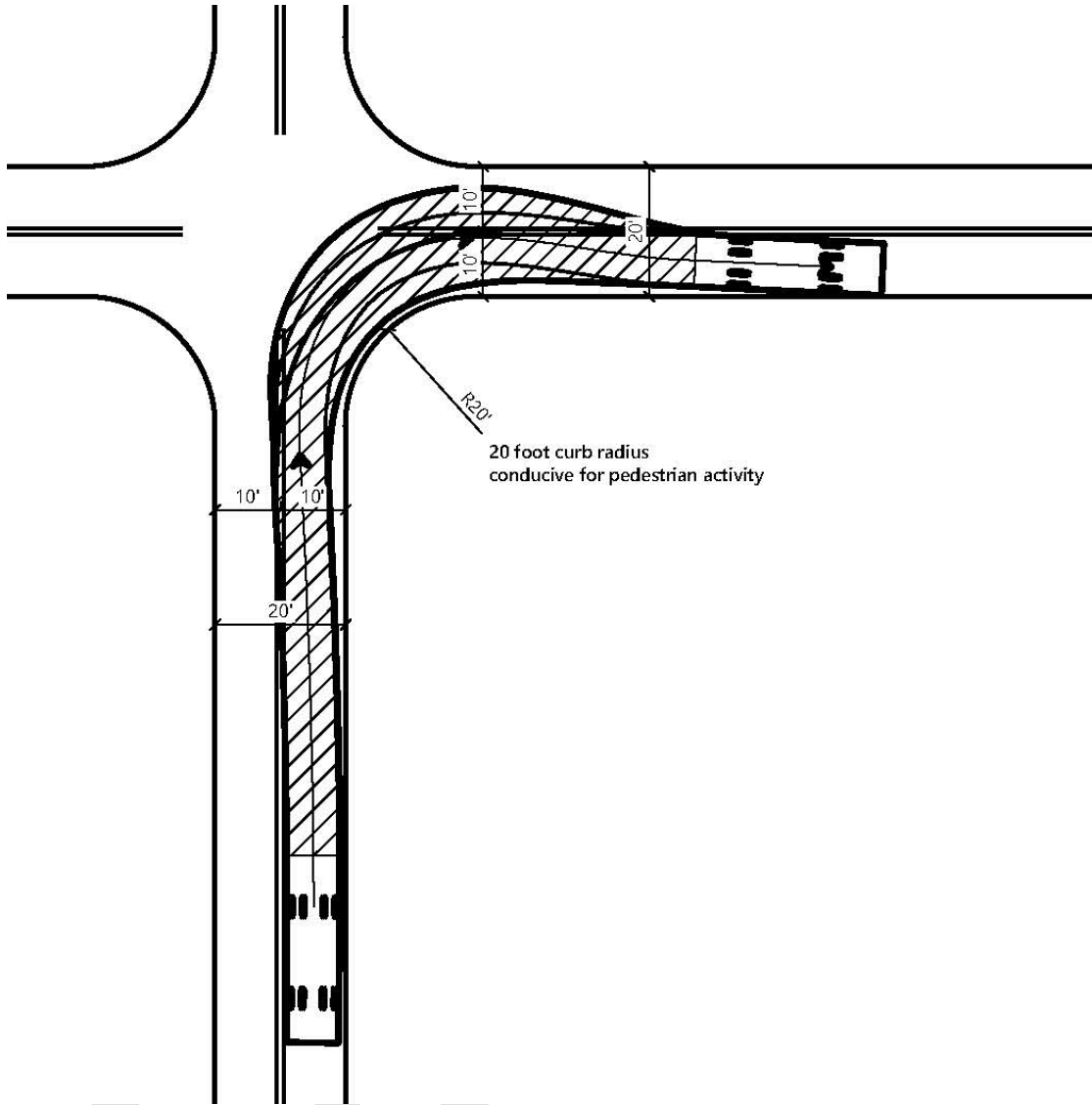


Figure 4
Effective Turning Radius for 20 Foot Wide Road Intersection

DRAFT FEBRUARY 8, 2021

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

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

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

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

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

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

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

1 § 1273.02. Road Surfaces.

2 (a) Roads shall be designed and maintained to support the
3 imposed load of fire apparatus weighing ~~at least~~ 75,000 pounds.
4 ~~and provide an aggregate base. The material of the Road shall be~~
5 ~~non-erodible (including, but not limited to, a binding agent,~~
6 ~~gravel, lime slurry, or pavement) and designed to support the~~
7 ~~required weight at all times, including during saturation. Roads~~
8 ~~with a grade of greater than 16% have additional surface~~
9 ~~treatment requirements specified in § 1273.04 (Grades).~~

10 (b) Where the local fire authority certifies that the fire
11 apparatus used is of a lower weight, the local jurisdiction may
12 approve Roads designed to support a lower apparatus weight. If
13 the Road is designed for lower weight than required in §
14 1273.02(a), then it shall be identified through signage as
15 described in Article 4. In no case shall a Road be designed to
16 support a weight below 36,000 pounds. ~~Driveways and road and~~
17 ~~driveway structures shall be designed and maintained to support~~
18 ~~at least 40,000 pounds.~~

19 (c) When necessary, the local fire authority or the Local
20 Jurisdiction may require Roads be designed to support a vehicle
21 weight up to 100,000 pounds.

22 (d) Project proponent shall provide engineering specifications
23 to support design, if requested by the ~~Local authority having~~
24 ~~Jurisdiction.~~

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

Reference: Sections 4290 and 4291, Public Resources Code.

1
2 § 1273.03. Elevated or Bridge Structures. ~~Grades.~~

3 (a) Appropriate signing, including but not limited to weight or
4 vertical clearance limitations, one-way road or single traffic
5 lane conditions, or bridge weight rating limits, shall reflect
6 the capability of each bridge. Refer to [Article 3](#) for signage
7 requirements.

8 (b) Where a bridge or an elevated surface is part of a Road, it
9 shall be designed and constructed to accommodate a gross vehicle
10 weight rating of 75,000 pounds. Vehicle load limits shall be
11 posted at both entrances to bridges.

12 (1) Bridges or elevated surfaces may be designed for a
13 lower apparatus weight if approved by the local jurisdiction
14 verifying that the apparatus used will be under the load weight
15 of the bridge. If the bridge is designed for a lower weight,
16 then it shall be identified through signage as required in
17 [Article 3](#). In no case shall the bridge be designed to support a
18 weight below 36,000 pounds.

19 (2) American Association of State Highway and
20 Transportation Officials (AASHTO) structure design standards,
21 which focuses on axle load requirements, may be considered in
22 lieu of total vehicle weight if bridges and elevated structures
23 are designed and certified by a professional engineer.

24 (3) When necessary, the local fire authority and/or the
25 local jurisdiction may require bridges or elevated structures be
designed to support a vehicle weight up to 100,000 pounds.

1 (c) Where elevated surfaces designed for emergency vehicle use
2 are adjacent to surfaces which are not designed for such use,
3 barriers, signs, and/or other distinguishing features, as
4 approved by the Local Jurisdiction, shall be installed and
5 maintained.

6 (d) A bridge with only one Traffic Lane may be authorized by
7 the Local Jurisdiction; however, it shall provide for
8 unobstructed visibility from one end to the other and Turnouts
9 at both ends. Single lane bridges shall be implemented
10 consistent with requirements outlined in [§ 1273.05.01](#).

11 (e) Bridges shall be constructed of non-combustible materials.

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

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

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

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

19 § 1273.04. Road Grades. ~~Radius.~~

20
21 (a) The grades for all Roads shall not exceed sixteen (16)
22 percent.

23 (b) A Local Jurisdiction may approve Road grades of 16 to 20
24 percent with proper mitigation to prevent slippage (including,
25 but not limited to, aggregate treatments, binding agents, and/or
paving) and scaping. Roads exceeding 16 percent shall be

designed by a licensed engineer shall meet the intent of the surface treatments outlined in Table 1.

(c) A Local Jurisdiction retains the authority to require lower percent grade and additional surfacing requirements.

Table 1. Example Treatments for Grades of 16-20%

<u>Grade Range</u>	<u>Surface Treatment</u>	<u>Additional Design Requirements</u>
<u>16.01-18%</u>	<u>Minimum 2" Hot Mix Asphalt (HMA) over 5" of Class 2 Aggregate Base (AB)</u>	
<u>18.01-20%</u>	<u>Minimum 3" HMA over 5" of Class 2 AB or approved equal designed by licensed engineer</u>	<u>Includes a transition zone of 100' of road immediately before and after with a grade less than 10%; sustained grades of 18% shall be limited to a maximum length of 300 feet</u>

1
2
3 (d) Grade transitions shall be constructed and designed to
4 accommodate maximum approach and departure angles of twelve (12)
5 degrees.

6 ~~(a) No road or road structure shall have a horizontal inside~~
7 ~~radius of curvature of less than fifty (50) feet. An additional~~
8 ~~surface width of four (4) feet shall be added to curves of 50-~~
9 ~~100 feet radius; two (2) feet to those from 100-200 feet.~~

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

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

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

15
16 § 1273.05. Road Dimensions and Clearances. ~~Turnarounds.~~

17 Roads subject to this Subchapter shall conform to the
18 requirements in this section.

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

20 ~~(b) The minimum turning radius for a turnaround shall be forty~~
21 ~~(40) feet, not including parking, in accordance with the figures~~
22 ~~in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is~~
23 ~~used instead, the top of the "T" shall be a minimum of sixty~~
24 ~~(60) feet in length.~~

25 ~~(c) Driveways exceeding 150 feet in length, but less than 800~~
~~feet in length, shall provide a turnout near the midpoint of the~~

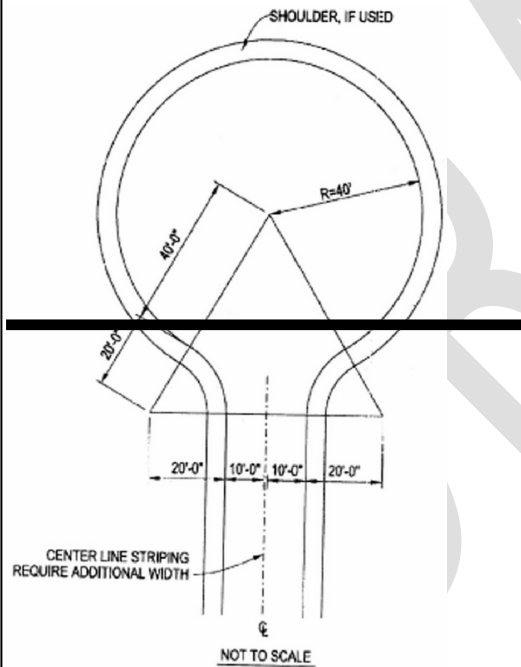
~~driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.~~

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

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

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

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



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

Reference: Sections 4290 and 4291, Public Resources Code.

1 § 1273.05.01 Road Width and Horizontal Clearances

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

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

10 (c) One-way Roads shall maintain a clear width of 20 feet.
11 Bidirectional Roads with a center median shall maintain a clear
12 width of 20 feet on either side of the median. This clear width
13 may include bike lanes, Shoulders, or flexible barriers used as
14 traffic calming devices or to delineate a bicycle facility, or
15 for other uses.

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

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

18
19 § 1273.05.02 Built Roads

20 (a) Notwithstanding any other provision in this Subchapter,
21 Building Construction, including Building Construction
22 enumerated in [§ 1270.03\(b\)](#) and [§ 1270.03.01\(b\) and \(c\)](#), shall
23 not be approved where the Local Roads providing Access to the
24 Building Construction do not provide for at one (1) least
25 fourteen (14) foot Traffic Lane for a distance of at least
twenty-two (22) feet for a distance of XX feet.

1 (b) Notwithstanding any other provision in this Subchapter,
2 Building Construction, including Building Construction
3 enumerated in [§ 1270.03\(b\)](#) and [§ 1270.03.01\(b\) and \(c\)](#), shall
4 not be approved where the grade of the Local Roads providing
5 Access to the Building Construction exceeds 20% over a distance
6 of **XX** linear feet.

7 (c) Notwithstanding any other provision in this Subchapter,
8 Building Construction meeting the criteria in [§ 1270.03\(c\)](#) shall
9 not be approved where a Dead-end Road exceeds one (1) mile in
10 length in a very high fire hazard severity zone in the SRA,
11 designated pursuant to Government Code [§ 51178](#) and 14 CCR [§](#)
12 [1280.01](#), or VHFHSZ in the LRA, as measured from the
13 intersecting through Road. When such Building Construction
14 includes a Road connecting the Dead-end Road to a through Road,
15 thus shortening the length of the Dead-end Road, the Local
16 Jurisdiction may approve the construction.

17 (d) Notwithstanding any other provision in this Subchapter,
18 Building Construction may be approved when the Local Roads
19 serving as Access to the Building Construction provide for more
20 than one (1) fourteen (14) foot Traffic Lane but less than the
21 minimum Road width standard in [§ 1273.05.01](#) when the Local Roads
22 meet the following criteria:

23 (1) None of the Local Roads are native-surfaced for more
24 than 50% of the Road's length; and

25 (2) Each Local Road provides Turnouts in compliance with [§](#)
[1273.05.07](#) or maintains a twenty (20) foot clear space suitable

1 to serve as a Traffic Lane for the length of the Road. This
2 clear space shall be free of vegetation, debris, fences, or
3 other materials that impede traffic flow, but may include
4 flexible posts or barriers in compliance with [§ 1273.01\(a\)\(1\)](#).

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

6 Reference: Sections 4290 and 4291, Public Resources Code,
7 Section 51178 Government Code.

8
9 § 1273.05.03 Road Vertical Clearances

10 Roads shall provide for a minimum of thirteen feet and six
11 inches (13' 6") of unobstructed vertical clearance.

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

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

14
15 § 1273.05.04 Maximum Lengths of One-Way Roads

16 In no case shall a one-way road exceed 2,640 feet in length.

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

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

19
20 § 1273.05.05 Maximum Lengths of Dead-end Roads

21 (a) The maximum length of a Dead-end Road shall not exceed the
22 following cumulative lengths:

23 (1) parcels zoned for less than one acre - 800 feet

24 (2) parcels zoned for 1 acre to 4.99 acres - 1,320 feet

25 (3) parcels zoned for 5 acres or larger - 2,640 feet

(b) All Dead-end Roads shall meet the Turnaround requirements in

1 § 1273.05.07.

2 (c) All Dead-end Roads shall meet the width requirements in §
3 1273.05.01.

4 (d) Each Dead-end Road shall be connected directly to a through
5 road (a road that is connected to other roads at both ends).

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

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

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

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

14
15 § 1273.05.06 Secondary Access/Egress

16 (a) When this Subchapter is applicable to Building Construction,
17 such Building Construction may be required by the fire authority
18 to provide for secondary access.

19 (1) The fire authority may require secondary access where
20 the length of existing Roads exceed the maximum Dead-end or one-
21 way distances in this Subchapter.

22 (2) The fire authority may require secondary access when
23 existing Roads are insufficient due to terrain, location,
24 potential fire or life-safety hazards or other factors that
25 could limit access, or if vehicle congestion, railways, or

1 weather conditions could impair the single-entry point.

2 (3) The fire authority may require secondary access for any
3 Building Construction where the site population or activity
4 attendance is anticipated to exceed 100 people.

5 (b) Secondary access routes shall:

6 (1) Be of equal construction standard to the primary Road.
7 The secondary access does not have to be rated to carry the same
8 quantity of traffic as the primary Road.

9 (2) Not exceed the dead-end Road length requirements
10 outlined in § 1273.05.05.

11 (3) Not be a Road with a locked gate or limited access, and
12 shall provide for legal and deeded access that serves as a
13 typical travel way to and from the Building Construction. A
14 secured secondary access may be provided if it meets the
15 requirements in § 1273.06.

16 (4) Shall connect a user to an alternative route that
17 would not be affected by a closure to the primary access route,
18 to the extent practicable.

19 (c) The installation of a secondary access does not exempt any
20 Road from meeting the minimum requirements in this Subchapter.

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

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

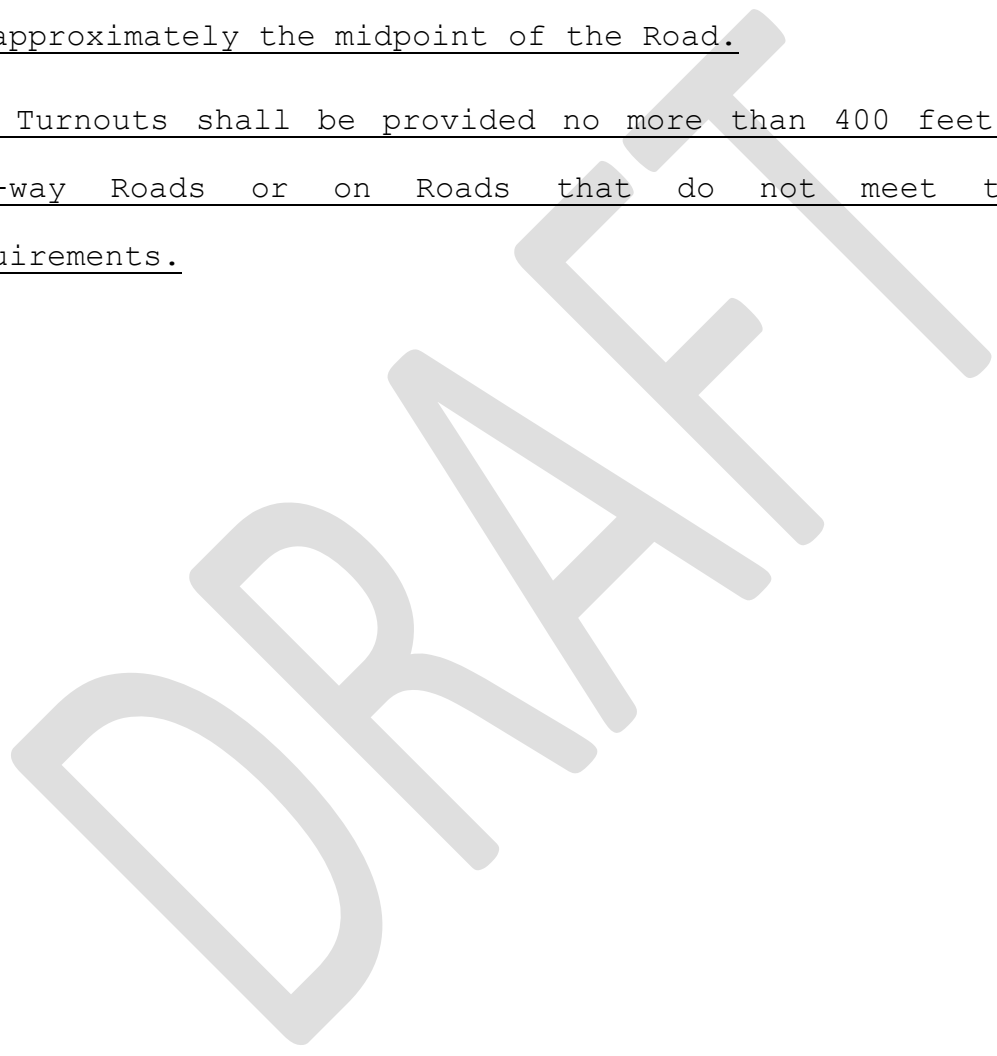
23
24 § 1273.05.07 Turnouts

25 (a) Turnouts shall be a minimum of twelve (12) feet wide from

1 the shoulder stripe, twenty-two (22) feet long with a minimum
2 twenty-five (25) foot taper on each end and be facilitated
3 outside of the Traffic Lane to accommodate one passenger vehicle
4 as illustrated on Figure 5.

5 (b) On One-way Roads Dead-end Roads, a Turnout shall be located
6 at approximately the midpoint of the Road.

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



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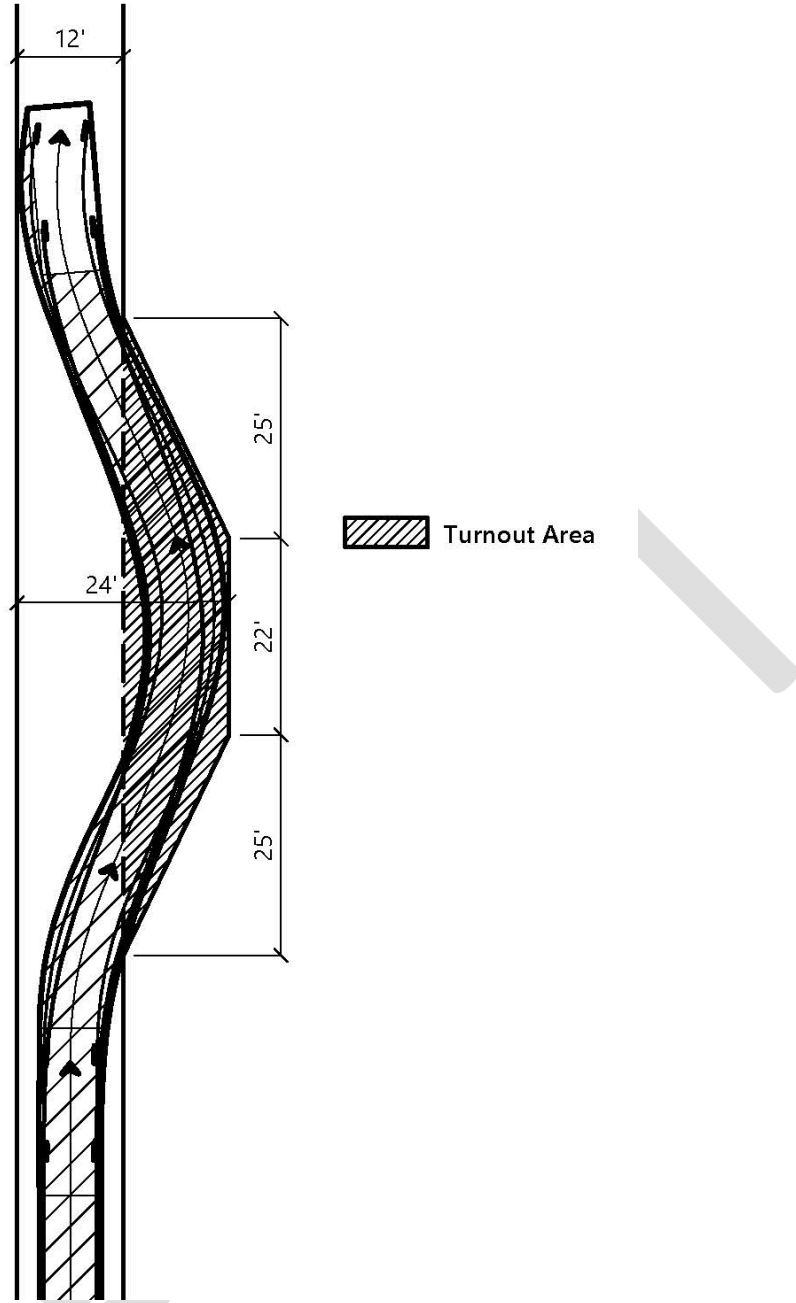


Figure 5
Turnout Dimensions

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

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

3
4 § 1273.05.08 Turnarounds

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

9 (b) The minimum turning radius for a Turnaround shall be forty
10 (40) feet, not including parking, in accordance with Figure 6.1
11 below. If a hammerhead/T is used instead, the top of the "T"
12 shall be a minimum of sixty (60) feet in length.

13 (c) Turnarounds with a radius smaller than 40 feet, shown in
14 Figures 6.2 and 6.3 below, may be approved by the local
15 jurisdiction when physical constraints prohibit the ability to
16 install a 40-foot Turnaround.

17 (d) The center of the Turnaround shall remain clear of
18 vegetation or decorative elements.
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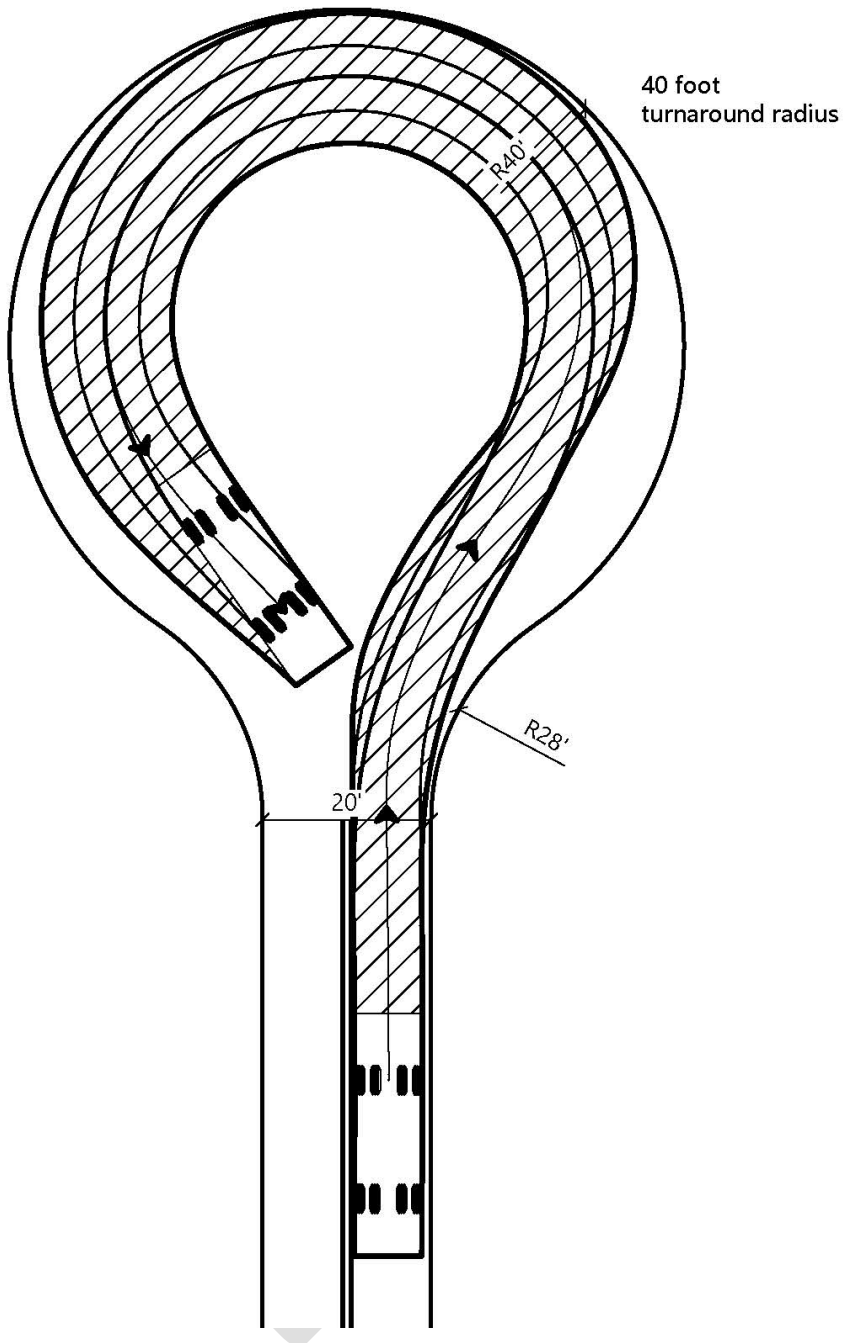


Figure 6.1
Turnarounds with 40-foot radius

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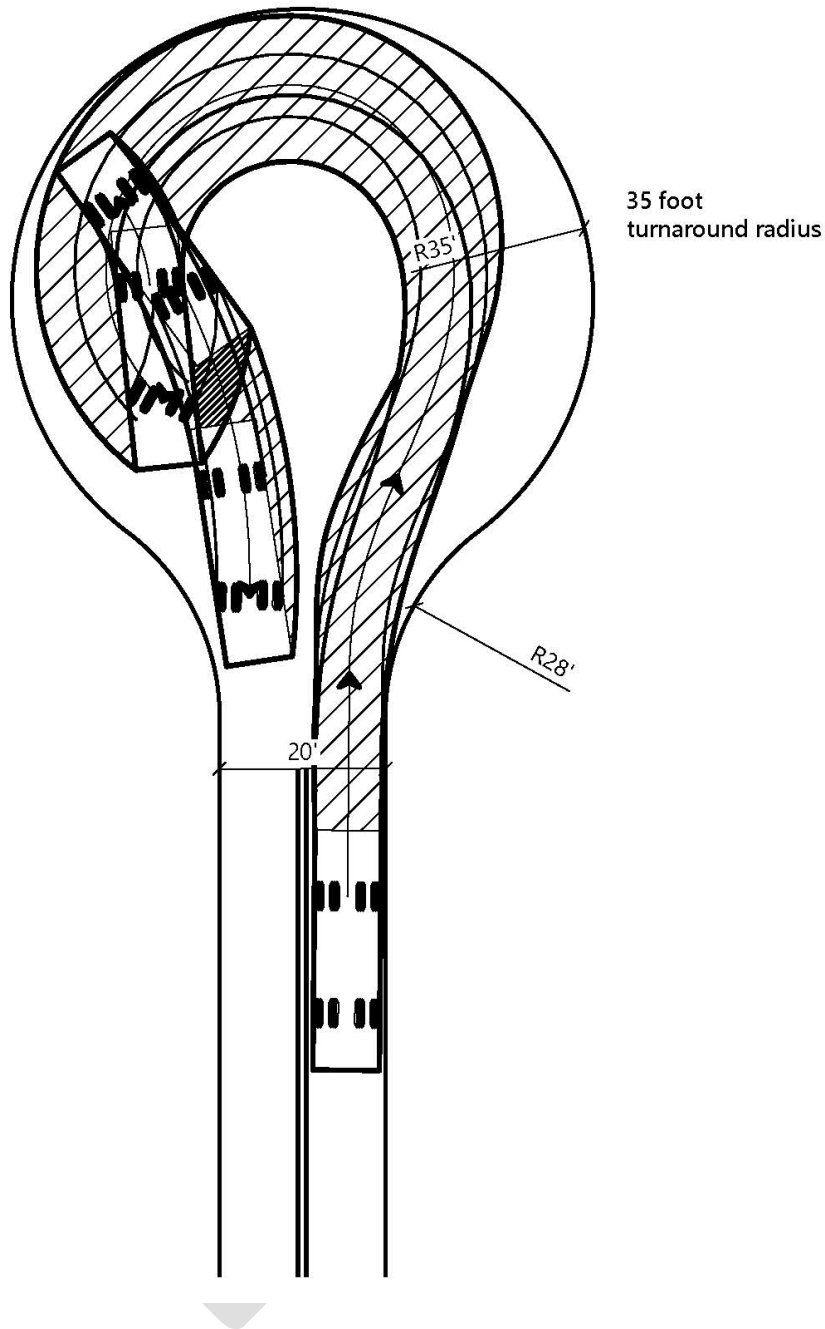


Figure 6.2
Turnarounds with 35-foot radius

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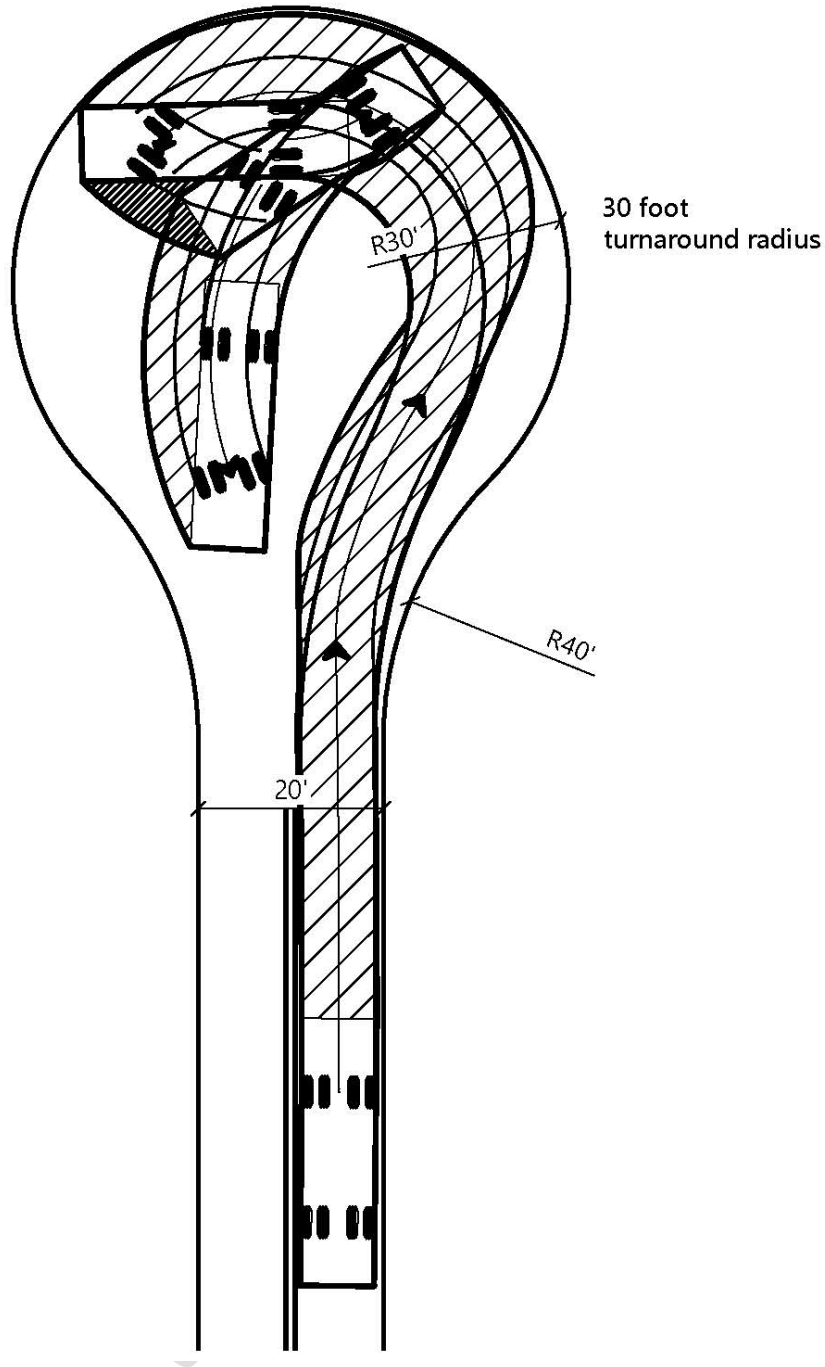


Figure 6.3
Turnarounds with 30-foot radius

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

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

3
4 § 1273.06 Security Gates ~~Turnouts~~

5 (a) Security gates shall not be installed without approval from
6 the Local Jurisdiction. Where security gates are installed, they
7 shall have an approved means of emergency operation. Electronic
8 gates shall have a manual method of opening in case of
9 electronic failure. The manual method shall be maintained
10 operational at all times.

11 (b) Gate entrances shall be at least two (2) feet wider than the
12 width of the Road or Driveway, as shown in Figure 7 below. Where
13 a gate is installed across an existing Road or Driveway, the
14 gate shall be no less than ten (10) feet wide, with a minimum
15 width of fourteen (14) feet unobstructed horizontal clearance
16 and unobstructed vertical clearance of thirteen feet, six inches
17 (13' 6"). Clearance shall be maintained at all times.

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

21 (d) All gates providing access from a Road to a Driveway shall
22 be located at least thirty (30) feet from the Road and shall
23 open in direction of travel to allow a vehicle to stop without
24 obstructing traffic on that Road, in accordance with Figure 7.

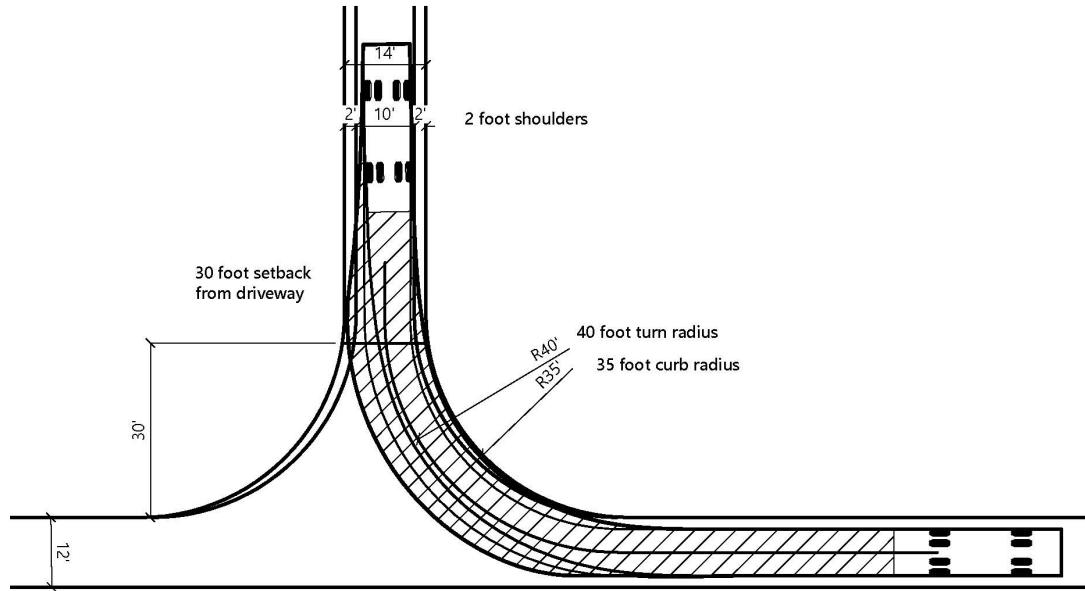


Figure 7
Effective Turn Radius for Gated Entrances/Driveways with Twelve Foot One-Way Main Road

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

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

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

~~§ 1273.07 Driveways. Road and Driveway Structures.~~

~~Driveways subject to this Subchapter shall conform to the requirements in § 1273.07.01 through 1273.07.07, inclusive.~~

~~(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic~~

1 ~~lane conditions, shall reflect the capability of each bridge.~~

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

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

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

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

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

21
22 § 1273.07.01 Driveway Width

23 All Driveways shall be constructed to provide a minimum of one

24 (1) ten (10) foot Traffic Lane, fourteen (14) feet unobstructed

25 horizontal clearance, and unobstructed vertical clearance of

1 thirteen feet, six inches (13' 6"). This vertical clearance
2 shall be maintained at all times by the property owner.

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

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

5
6 § 1273.07.02 Driveway Turnarounds

7 (a) A Turnaround shall be provided on Driveways over 300 feet in
8 length and shall be within fifty (50) feet of the building.

9 (b) The minimum turning radius for a Turnaround shall be forty
10 (40) feet, not including parking, in accordance with Figure 8.1
11 below.

12 (c) Turnarounds with a radius smaller than 40 feet as shown in
13 Figure 8.2 and Figure 8.3. may be approved by the Local
14 Jurisdiction when physical constraints do not allow for a 40-
15 foot turnaround. If a hammerhead/T is used instead, the top of
16 the "T" shall be a minimum of sixty (60) feet in length.

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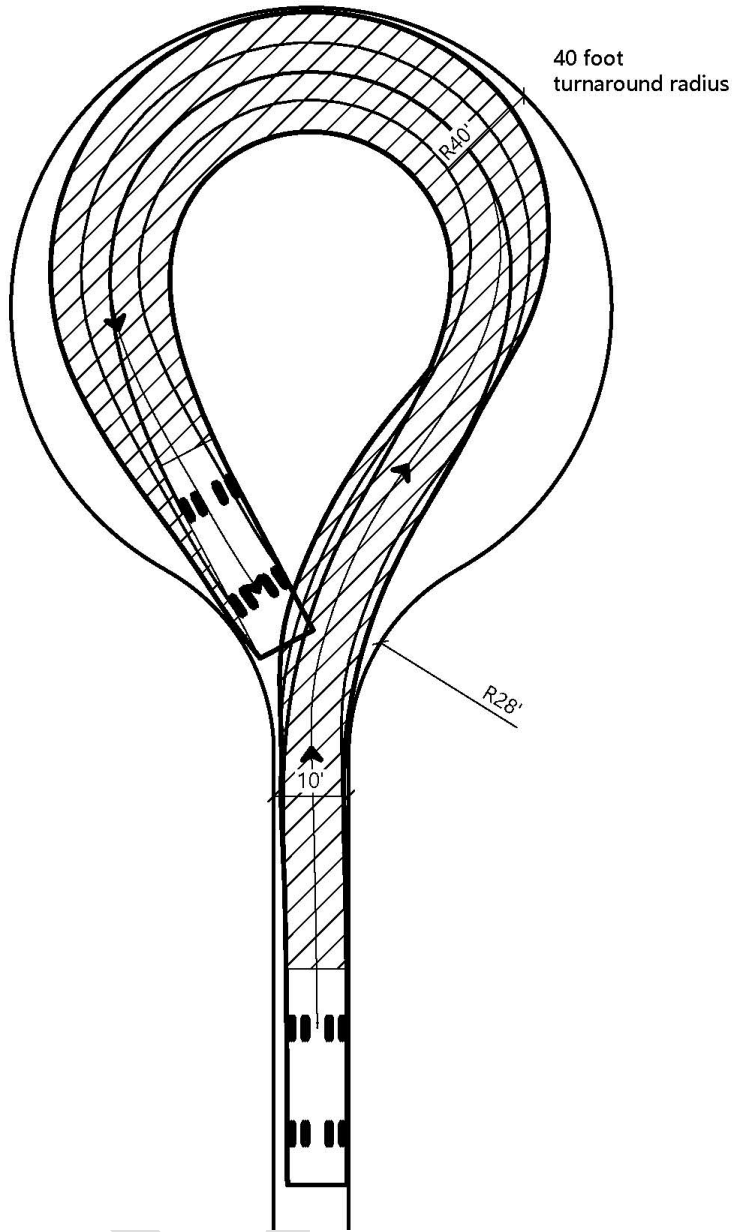


Figure 8.1
Turnarounds for Driveways with Ten Foot Road Width - 40 Foot Turnaround Radius

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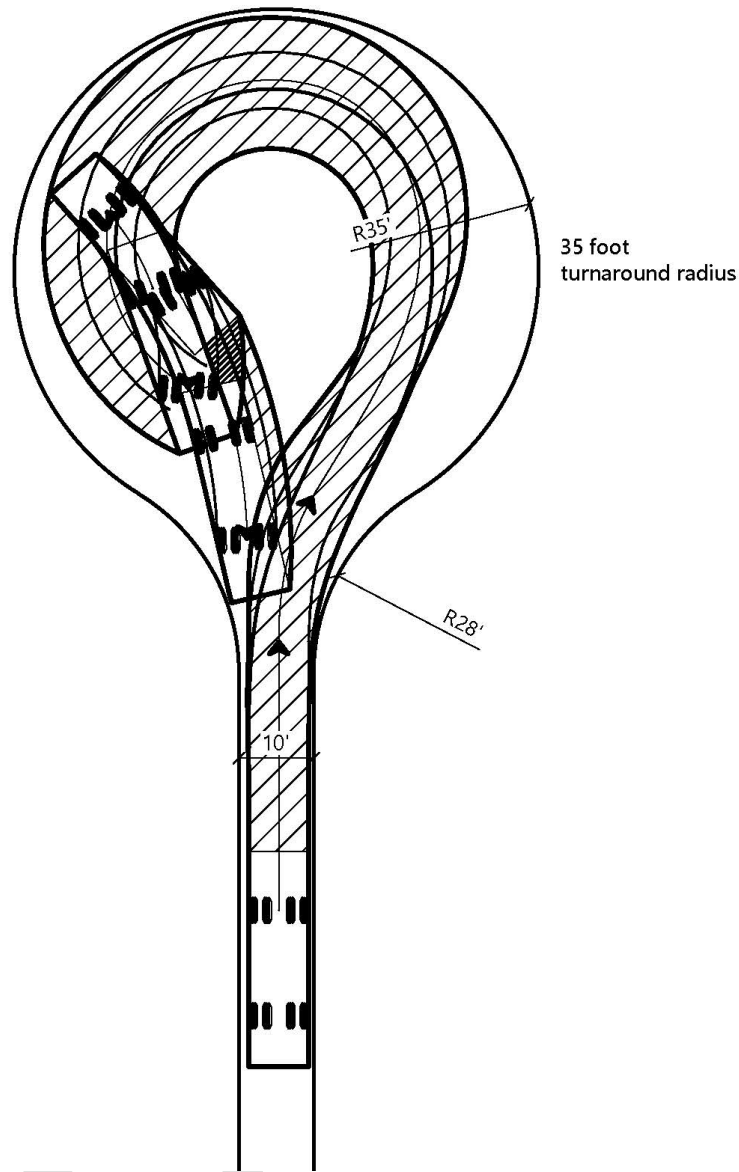


Figure 8.2
Turnarounds for Driveways with Ten Foot Road Width - 35 Foot Turnaround Radius

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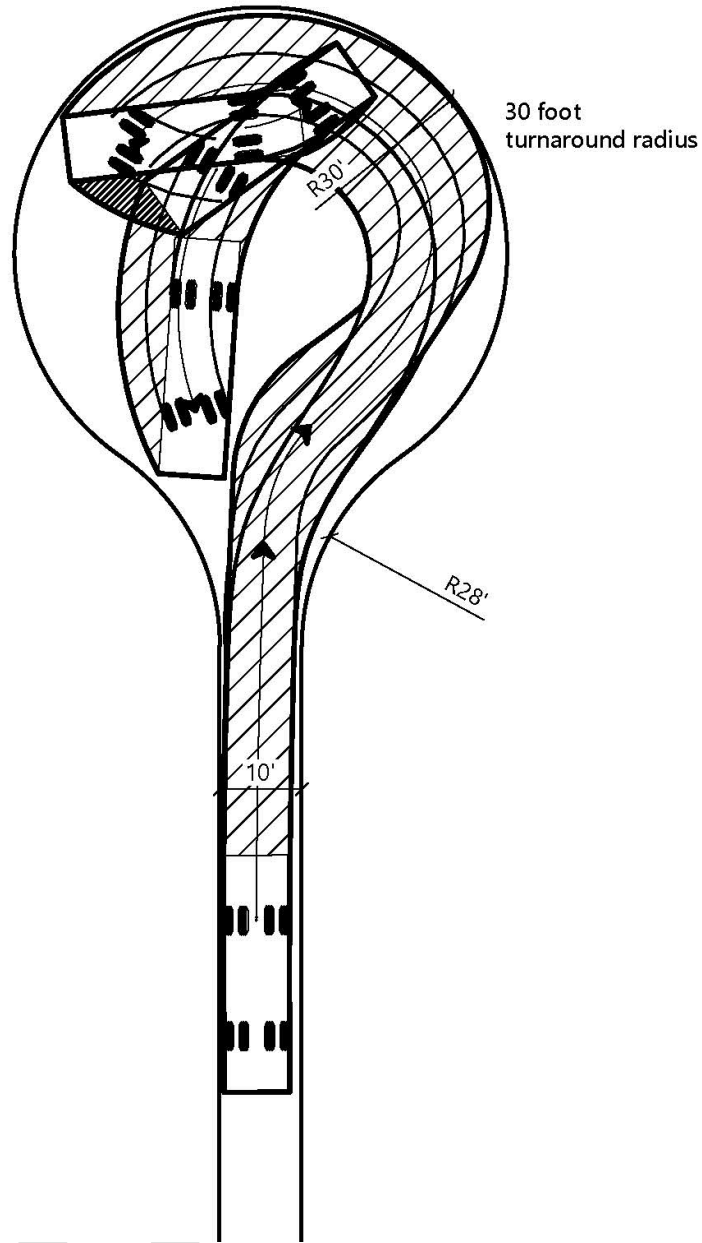


Figure 8.3
Turnarounds for Driveways with Ten Foot Road Width - 30 Foot Turnaround Radius

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

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

3
4 § 1273.07.03 Driveway Turnouts

5 (a) Driveways that are less than 20 feet wide and exceed 150
6 feet in length shall require a Turnout.

7 (b) Driveways greater than 150 feet in length and less than 800
8 feet in length shall provide a Turnout (as shown in [§](#)
9 [1273.05.07, Figure 5](#)) near the midpoint of the Driveway. Where
10 the Driveway exceeds 800 feet, Turnouts shall be provided no
11 more than 400 feet apart.

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

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

14
15 § 1273.07.04 Driveway Structures

16 (a) Driveway structures shall be designed and maintained to
17 support at least 75,000 pounds.

18 (1) Bridges or elevated surfaces may be designed for a
19 lower apparatus weight if the local fire official verifies that
20 the fire apparatus used will be under the load weight of the
21 bridge.

22 (2) If the bridge is designed for a lower weight, then it
23 shall be identified through signage as described in Article 4.

24 (3) In no case shall the bridge be designed to support a
25 weight below 36,000 pounds.

1 (b) AASHTO structure design standards, which focus on axle load
2 requirements, may be considered in lieu of total vehicle weight
3 if designed and verified by a professional engineer.

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

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

6
7 ~~§ 1273.07.05. Driveway Grades and Surfaces. Dead-end Roads.~~

8 (a) Driveways shall meet the grade requirements outlined in ~~§~~
9 [1273.04.](#)

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

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

12
13 § 1273.07.06. Driveway Vertical Clearances

14 Driveways shall provide for a minimum of thirteen feet, six
15 inches (13' 6") of unobstructed vertical clearance.

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

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

18
19 § 1273.07.07 Driveway Surfaces

20 Driveways shall be designed and maintained to support at least
21 36,000 pounds.

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

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

24
25 ~~§ 1273.08 Dead-End Roads~~

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

~~parcels zoned for less than one acre - 800 feet~~

~~parcels zoned for 1 acre to 4.99 acres - 1,320 feet~~

~~parcels zoned for 5 acres to 19.99 acres - 2,640 feet~~

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

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

~~(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.~~

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

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

~~§ 1273.09. Gate Entrances.~~

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

~~(b) All gates providing access from a road to a driveway shall~~

1 ~~be located at least thirty (30) feet from the roadway and shall~~
2 ~~open to allow a vehicle to stop without obstructing traffic on~~
3 ~~that road.~~

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

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

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

15
16 Article 3. Signing and Building Numbering

17 § 1274.00. Road Name Signs. Intent

18 (a) All Road signs shall conform to the requirements of the
19 California Manual of Uniform Traffic Control Devices (CA MUTCD).

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

~~commercial or industrial occupancy require naming or numbering.~~

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

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

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

§ 1274.01. Road Signs Installation, Location, and Visibility

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

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

~~(be) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, ~~Dead-end Roads~~, ~~One-way Roads~~, or single lane Roads and bridges conditions, shall be placed:~~

- ~~(1) at the intersection preceding the traffic access~~

1 limitation, and

2 (2) no more than one hundred (100) feet before such traffic
3 access limitation.

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

6 (d) Road signs shall meet the minimum sign retroreflectivity
7 requirements in the CA MUTCD. Signs that are not required to
8 meet the retroreflectivity requirements (e.g. blue or brown
9 backgrounds) shall be retroreflective or illuminated to show the
10 same shape and color by both day and night.

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

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

13
14 § 1274.03. Addresses for Buildings.

15 (a) All buildings shall be issued an address by the local
16 jurisdiction ~~which conforms to that jurisdiction's overall~~
17 ~~address system. Utility and miscellaneous Group U buildings are~~
18 ~~not required to have a separate address; however, each~~
19 ~~residential unit within a building shall be separately~~
20 ~~identified.~~

21 (~~b~~) ~~The size of letters, numbers, and symbols for addresses~~
22 ~~shall conform to~~ consistent with the standards in the California
23 Fire Code, California Code of Regulations title 24, part 9.

24 (~~e~~) Addresses for residential buildings shall be reflectorized.

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

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

2
3 ~~§ 1274.04. Address Installation, Location, and Visibility.~~

4 ~~(a) All buildings shall have a permanently posted address which~~
5 ~~shall be plainly legible and visible from the road fronting the~~
6 ~~property.~~

7 ~~(b) Where access is by means of a private road and the address~~
8 ~~identification cannot be viewed from the public way, an~~
9 ~~unobstructed sign or other means shall be used so that the~~
10 ~~address is visible from the public way.~~

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

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

15 ~~(e) Where a road provides access solely to a single commercial~~
16 ~~or industrial business, the address sign shall be placed at the~~
17 ~~nearest road intersection providing access to that site, or~~
18 ~~otherwise posted to provide for unobstructed visibility from~~
19 ~~that intersection.~~

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

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

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

1 Article 4. Water Supply. ~~Emergency Water Standards~~

2 § 1275.00. Application. ~~Intent~~

3 (a) ~~Except where otherwise indicated, the provisions of this~~
4 ~~Article shall apply to all Building Construction in the~~
5 ~~tentative and parcel map process when new parcels are approved~~
6 ~~by the local jurisdiction having authority.~~

7 (b) ~~These regulations shall not apply to repair to, replacement~~
8 ~~of, or upgrades to existing water and wastewater facilities.~~

9 ~~This may include, but is not limited to water storage tanks and~~
10 ~~reservoirs, pump stations, treatment facilities, regulator~~
11 ~~stations, fire hydrants, and similar water and wastewater system~~
12 ~~devices that serve existing or primarily serve existing~~
13 ~~development.~~

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

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

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

20
21 § 1275.01. Approved Water Supply. ~~Application~~

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

24 (b) ~~Where a municipal-type water supply is not available, the~~
25 ~~Local Jurisdiction shall utilize the National Fire Protection~~

1 Association (NFPA) 1142, "Standard on Water Supplies for
2 Suburban and Rural Fire Fighting," 2017 Edition, as referenced
3 in the California Fire Code, California Code of Regulations
4 Title 24, Part 9, Appendix B and Appendix BB.

5 (c) All Building Construction shall install a water supply for
6 structure defense. Such protection shall be installed and made
7 serviceable prior to and during the time of construction, except
8 when alternative methods of protection are provided and approved
9 by the Local Jurisdiction.

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

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

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

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

22
23 § 1275.02. Identification of Water Sources. ~~Water Supply.~~

24 (a) Hydrants, fire valves, or water access located along a
25 Driveway shall be identified by at least (1) reflectorized blue

1 marker, with a minimum dimension of three (3) inches. This
2 marker shall be mounted on a fire retardant sign post. The sign
3 post shall be located and mounted as specified by the local fire
4 authority.

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

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

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

1 ~~requirements of this article.~~

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

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

10 ~~(e) Where freeze or crash protection is required by local~~
11 ~~jurisdictions having authority, such protection measures shall~~
12 ~~be provided.~~

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

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

15
16 § 1275.03. Access to Water Sources. Hydrants and Fire Valves.

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

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

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

4 ~~(c) Hydrants shall be wet or dry barrel and have suitable freeze~~
5 ~~or crash protection as required by the local jurisdiction.~~

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

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

8
9 § 1275.04. Municipal Water System Hydrants and Fire Valves.

10 ~~Signing of Water Sources~~

11 (a) The municipal hydrant or fire valve shall be eighteen (18)
12 inches above the finished surface. Its location in relation to
13 the Road or Driveway and to the building(s) or structure(s) it
14 serves shall comply with California Fire Code, California Code
15 of Regulations Title 24, Part 9, Chapter 5, and Appendix C.

16 (b) The municipal hydrant head shall sizes designated by the
17 local jurisdiction, in consultation with the local fire
18 authority, and shall have male American National Fire Hose Screw
19 Threads (NH).

20 (c) Where municipal water supply hydrant systems are not
21 practical due to the absence of a municipal water supply, or
22 other limiting factors, a performance-based water supply
23 alternative approved by the Local Jurisdiction, in consultation
24 with the fire authority, shall be designed and installed to meet
25 the minimum fire flow water supply requirements of 250 gallons

1 per minute (gpm) for two (2) hours.

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

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

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

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

15 ~~(ii) as specified in the State Fire Marshal's Guidelines for~~
16 ~~Fire Hydrant Markings Along State Highways and Freeways, May~~
17 ~~1988.~~

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

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

20
21 § 1275.05. Dry Hydrants

22 When dry hydrants have been approved by the local jurisdiction,
23 the requirements of NFPA 1142 (2017) Chapter 8 (8.3, 8.4, 8.5,
24 8.6, 8.7 and 8.8) shall be met.

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

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

2
3 § 1275.06. Mobile Water Supply (Water Tenders)

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

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

10 (2) When the local jurisdiction determines that all other
11 means of water supply is not practical.

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

15 (c) Mobile water supplies may use NFPA 1142 (2017) Annex C to
16 achieve minimum fire flow requirements.

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

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

19
20 § 1275.07. Protection of Water Supply Infrastructure from
21 Wildfire.

22 (a) All water supply infrastructure shall be protected from
23 wildfire radiant heat, convective heat, and embers by at least
24 one of the following:

25 (1) underground burial; or

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

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

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

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

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

10
11 Article 5. Building Siting, Setbacks, and Fuel Modification Fuel
12 Modification Standards

13 § 1276.00. Applicability Intent

14 (a) All Building Construction subject to these standards shall
15 comply with the following provisions of this Article: § 1276.02
16 (Building and Parcel Siting and Setbacks); § 1276.03
17 (Ridgelines); and § 1276.07 (Disposal of Flammable Vegetation
18 and Fuels)

19 (b) When Building Construction meets the criteria in §
20 1270.03(c) (Scope), the following provisions of this article
21 shall apply: § 1276.01 (Design Plan); § 1276.02 (Building and
22 Parcel Siting and Setbacks); § 1276.03 (Ridgelines); § 1276.04
23 (Fuel Breaks); § 1276.05 (Greenbelts, Greenways, Open Spaces and
24 Parks); § 1276.06 (Maintenance of Fuel Breaks); and § 1276.07
25 (Disposal of Flammable Vegetation and Fuels).

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

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

§ 1276.01. Design Plan Setback for Structure Defensible Space

(a) Building Construction meeting the criteria in [§ 1270.03\(c\) \(Scope\)](#) shall provide a design plan or map that includes the proposed location of building envelopes; Defensible Space setbacks; Fuel Breaks and any access to them; Greenbelts, Greenways, and other open space or parks; Roads and Driveways access and access locations; topography, including slope or grade; and any proposed alternate performance-based standards for approval by the Local Jurisdiction.

(b) To the degree the information required in § 1276.02(a) is provided for on other maps or plans required by the Local Jurisdictions, those maps or plans may be used to satisfy this section.

~~(a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road.~~

1 ~~(b) When a thirty (30) foot setback is not possible for~~
2 ~~practical reasons, which may include but are not limited to~~
3 ~~parcel dimensions or size, topographic limitations, or other~~
4 ~~easements, the local jurisdiction shall provide for same~~
5 ~~practical effect.~~

6 ~~(i) Same practical effect requirements shall reduce the~~
7 ~~likelihood of home-to-home ignition.~~

8 ~~(ii) Same practical effect options may include, but are not~~
9 ~~limited to, noncombustible block walls or fences; five (5) feet~~
10 ~~of noncombustible material horizontally around the structure;~~
11 ~~installing hardscape landscaping or reducing exposed windows on~~
12 ~~the side of the structure with a less than thirty (30) foot~~
13 ~~setback; or additional structure hardening such as those~~
14 ~~required in the California Building Code, California Code of~~
15 ~~Regulations title 24, part 2, Chapter 7A.~~

16 ~~(c) Structures constructed in the SRA are required to comply~~
17 ~~with the defensible space regulations in Title 14. Natural~~
18 ~~Resources Division 1.5. Department of Forestry and Fire~~
19 ~~Protection Chapter 7. Fire Protection Subchapter 3. Fire~~
20 ~~Hazard. Note: Authority cited: Section 4290, Public Resources~~
21 ~~Code. Reference: Sections 4290 and 4291, Public Resources Code.~~

22
23 § 1276.02. Building and Parcel Siting and Setbacks. Maintainence
24 ~~of Defensible Space Measures~~

25 (a) All parcels shall provide a minimum thirty (30) foot setback

1 for all Buildings from all property lines and/or the center of
2 a Road.

3 (b) When a thirty (30) foot setback is not possible for
4 practical reasons, which may include but are not limited to,
5 parcel dimensions or size; topographic limitations; development
6 density requirements or other development patterns that promote
7 low-carbon emission outcomes; sensitive habitat; or other site
8 constraints easements, the design plan or other documentation
9 shall detail alternate methods approved by the Local
10 Jurisdiction resulting in the same performance-based outcome.

11 (c) Alternate methods ~~Same practical effect options~~ may include,
12 but are not limited to: non-combustible block walls or fences;
13 five (5) feet of non-combustible material extending five (5)
14 feet horizontally from the further extent of the building;
15 installing hardscape landscaping or reducing exposed windows on
16 the side of the structure with a less than thirty (30) foot
17 setback; or additional structure hardening that exceeds the
18 requirements in the California Building Code, California Code of
19 Regulations Title 24, Part 2, Chapter 7A.

20 ~~To ensure continued maintenance of commonly owned properties in~~
21 ~~conformance with these standards and to assure continued~~
22 ~~availability, access, and utilization of the defensible space~~
23 ~~provided by these standards during a wildfire, provisions for~~
24 ~~annual maintenance shall be provided in emergency access~~
25 ~~covenants or similar binding agreements.~~

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

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

3
4 § 1276.03. Ridgelines. ~~Disposal of Flammable Vegetation and~~
5 ~~Fuels~~

6 (a) The Local Jurisdiction shall identify strategic Ridgelines,
7 if any, in consultation with the local fire authority. Strategic
8 Ridgelines shall be identified through an assessment of the
9 following factors:

10 (1) Topography;

11 (2) Vegetation;

12 (3) Proximity to any existing or proposed residential,
13 commercial, or industrial land uses;

14 (4) Ability to support effective fire suppression; and

15 (5) Other factors, if any, deemed relevant by the Local
16 Jurisdiction and local fire authority.

17 (b) Preservation of Ridgelines identified as strategically
18 important shall be required.

19 (c) Building Construction on Ridgelines identified as
20 strategically important is prohibited.

21 (d) The Local Jurisdiction may implement further specific
22 requirements to preserved undeveloped Ridgelines.

23 ~~Disposal, including chipping, burying, burning or removal to a~~
24 ~~site approved by the local jurisdiction, of flammable vegetation~~
25 ~~and fuels caused by site development and construction, road and~~

~~driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.~~

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.04. Fuel Breaks Greenbelts

(a) When Building Construction meets the criteria in [§ 1270.03\(c\) \(Scope\)](#), the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the local fire authority.

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

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

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

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

(3) Directly adjacent to a Hazardous Land Use to limit the

1 spread of fire from such uses; reduce radiant and convective
2 heat exposure; or support fire suppression tactics;

3 (4) Strategically located along Ridgelines, in Greenbelts,
4 or other locations to manage reduce radiant and convective heat
5 exposure, ember impacts, or support community level fire
6 suppression tactics.

7 (d) Where applicable, Fuel Breaks shall be consistent with the
8 CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.

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

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

16 (g) Fuel Breaks shall have, at a minimum, one point of access
17 for fire fighters and any required equipment. The specific
18 number of access points and access requirements shall be
19 determined by the Local Jurisdiction in consultation with the
20 local fire authority.

21 ~~Subdivision and other developments, which propose greenbelts as~~
22 ~~a part of the development plan, shall locate said greenbelts~~
23 ~~strategically as a separation between wildland fuels and~~
24 ~~structures. The locations shall be approved by the local~~
25 ~~authority having jurisdiction and may be consistent with the CAL~~

~~FIRE Unit Fire Management Plan or Contract County Fire Plan.~~

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.05. Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in [§ 1276.04 \(Fuel Breaks\)](#).

(b) Local Jurisdictions may require Greenbelts or Greenways or other open areas for the purpose of providing potential areas of refuge for the public or firefighters or other values.

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

Reference: Sections 4290 and 4291, Public Resources Code.

§ 1276.06. Maintenance of Fuel Breaks

(a) Annual maintenance requirements shall be included in the initial Fuel Break prescriptions to ensure the fire behavior objectives and thresholds are maintained over time.

(b) To ensure continued maintenance of commonly owned properties in conformance with these requirements and to assure continued availability, access, and utilization of the Fuel Breaks provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

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

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

3
4 § 1276.07 Disposal of Flammable Vegetation and Fuels

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

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

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

