

SRA FIRE SAFE REGULATIONS

2023

**14 CCR, Division 1.5, Chapter 7 Fire Protection,
Subchapter 2, Articles
1-5. SRA Fire Safe Regulations**



SAN LUIS OBISPO COUNTY FIRE

CAL FIRE

Development in San Luis Obispo County
Fire / CAL FIRE Responsibility Areas

January 1, 2023

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Development in San Luis Obispo County

Fire / CAL FIRE Responsibility Areas

Purpose

These regulations apply to all areas in San Luis Obispo County Fire's jurisdiction (SRA). Title 14 applies to all projects including new building construction permits, remodels, change in occupancy, code violation permits and applications for use permits. The regulations are established to ensure the minimum wildfire protection standards in conjunction with building construction and development are being met. San Luis Obispo County Fire has adopted more stringent regulations through the adoption of local fire codes and ordinances. Local fire code amendments are identified throughout the guideline. In the event of conflicting codes the more stringent will apply.

It is the responsibility of the design professional, owner or their representative to ensure the requirements of the Fire Code, local amendments and Title 14 requirements are being met.

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CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

SRA FIRE SAFE REGULATIONS



As of January 1, 2023
California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 SRA Fire Safe Regulations
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ARTICLE 1. ADMINISTRATION

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1270.00. Title

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

1271.00. Definitions

The following definitions are applicable to this Subchapter.

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

Board: California Board of Forestry and Fire Protection.

Building: Any Structure used or intended for supporting or sheltering any use or occupancy, except those classified as Utility and Miscellaneous Group U.

CAL FIRE: California Department of Forestry and Fire Protection.

Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves.

Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.

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

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

Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.

Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.

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

Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.

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

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

Greenbelts: Open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.

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

Hammerhead/T: A “T” shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.

Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable

materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.

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

Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

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

One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.

Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.

Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.

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

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

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

- (1) access for emergency wildland fire equipment,
- (2) safe civilian evacuation,

- (3) signing that avoids delays in emergency equipment response,
- (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
- (5) fuel modification sufficient for civilian and fire fighter safety.

Shoulder: A vehicular pathway adjacent to the Traffic Lane.

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

Strategic Ridgeline: A Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as Undeveloped would reduce fire risk and improve fire protection.

Structure: That which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.-

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

Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.

Turnout: A widening in a Road or Driveway to allow vehicles to pass.

Undeveloped Ridgeline: A Ridgeline with no buildings.

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

Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.

Vertical Curve: A curve at a high or low point of a Roadway that provides a gradual transition between two Roadway grades or slopes.

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

Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.

1270.02. Purpose

- (a) These regulations have been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions, and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. The regulations which follow shall specify the minimums for such measures.
- (d) Prescribing these minimum Wildfire protection standards reduces the risk of Wildfires, which among other things protects the health, safety, and welfare of residents, and protects natural resources and the environment.

1270.03. Scope

- (a) These regulations shall apply to:
 - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021, within the VHFHSZ, except as set forth below in subsection (b).

- (2) the siting of newly installed commercial modular, manufactured homes, mobile homes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971.
 - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) These regulations do not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
 - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d).
 - (2) application for a Building permit for new construction not relating to an existing Structure.
 - (3) application for a use permit.
 - (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
- (d) The standards in these regulations applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland and harvesting of forest products

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

1270.04 Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

- (a) the local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or Development permits, or maps provided by the local Jurisdiction.
- (c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

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

§ 1270.05. Local Regulations.

- (a) These regulations shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, these regulations do not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to these regulations that are not enumerated in this Subchapter. Exceptions requested and approved in conformance with § 1270.06 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, shall comply with the State Minimum Fire Safe Regulations.

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

1270.06. Inspections.

Inspections shall conform to the following requirements:

- (a) Inspections in the SRA shall be made by:
 - (1) the Director, or
 - (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the - Local Jurisdictions, pursuant to subsection (b).
- (b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
 - (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
 - (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
 - (3) The Local Jurisdiction consents to the delegation of inspection authority.
 - (4) The Director may revoke the delegation at any time.
 - (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
- (c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.
- (d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
- (e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
- (f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map;

the filing of a notice of completion; or the final inspection of any project or Building permit.

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

1270.07. Exceptions to Standards.

- (a) Upon request by the applicant, an Exceptions to standards within this Subchapter may be allowed by the inspection entity in accordance with 14 CCR § 1270.05 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.05, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
- (b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.05-by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an Exception is requested;; material facts supporting the contention of the applicant; the details of the Exception proposed;; and a map showing the proposed location and siting of the Exception. Local jurisdictions listed in § 1270.05 (Inspections) may establish additional procedures or requirements for Exception requests.
- (c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local Building or planning department appeal processes.
- (d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation

outlining the effects of the requested Exception on Wildfire protection.

- (e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

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

1270.08. Distance Measurements.

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

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

ARTICLE 2. Ingress and Egress

- § 1273.00. Intent
- § 1273.01. Width
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- § 1273.04. Radius
- § 1273.05. Turnarounds
- § 1273.06. Turnouts
- § 1273.07. Road and Driveway Structures
- § 1273.08. Dead-end Roads
- § 1273.09. Gate Entrances

1273.00. Intent.

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

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

1273.01. Width

- (a) All Roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including Shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- (b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.
 - (1) All One-way Roads shall, at both ends, connect to a Road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.
 - (2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.
- (c) All Driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

San Luis Obispo County Title 16:**Driveway widths:**

- **12 feet wide** - *driveways 0 - 199 feet in length*
- **14 feet wide** - *driveways greater than 200 feet in length.*

Commercial widths: (required for all roads serving more than 4 residential units, or any commercial occupancy).

- **20 feet wide** with 2 feet of shoulders on either side.

One way widths:

- **16 feet** - commercial

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

1273.02. Road Surfaces.

- (a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds and provide an aggregate base.
- (b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.
- (c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

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

San Luis Obispo County Title 16:**Special Purpose Road:**

- Roads designed to service non-habitable infrastructure to include communication towers, water tanks, etc.
- 12 feet wide - roads exceeding 150 feet turnout required at the midpoint and turnaround within 50 feet of infrastructure.

San Luis Obispo County Title 22:**Surface:**

- less than 12% - all weather
- greater than 12% - Non-skid¹

¹surfacing shall be asphalt or concrete specified in San Luis Obispo County Standard.

1273.03. Grades

- (a) At no point shall the grade for all Roads and Driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for the Same Practical Effect.

Approved Grades over 16%:

- Maximum allowable grades are permitted for distances no greater than 300 ft. At the beginning and end of each section 100 ft. of less than 10% is required.

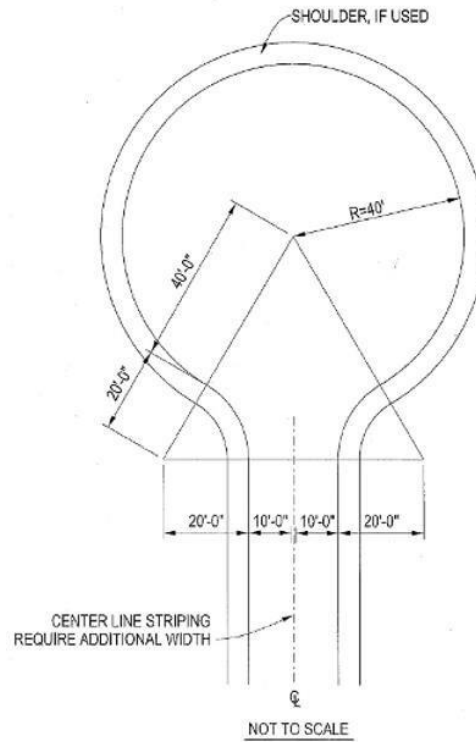
1273.04. Radius

- (a) No Road or Road Structures shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
- (b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

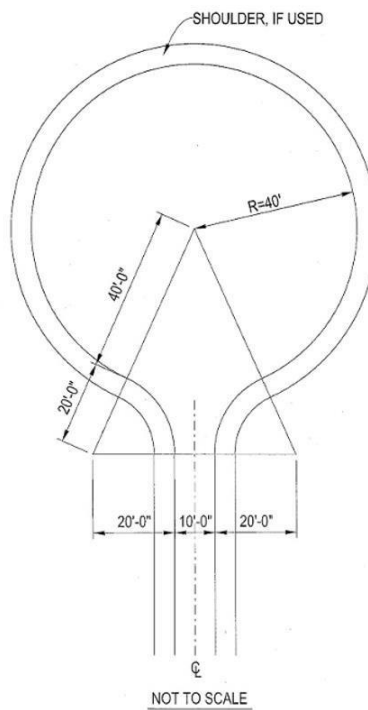
1273.05. Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (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.
- (e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnaround shall be provided at a maximum of 1,320 foot intervals.

(f) Figure A. Turnarounds on roads with two (2) ten-foot traffic lanes.



(g) Figure B. Turnarounds on driveways with one (1) ten-foot traffic lane.



1273.06. Turnouts

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.

1273.07. Road and Driveway Structures

- (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capability of each bridge.
- (b) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
- (c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
- (d) A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

1273.08. Dead-End Roads

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

parcels zoned for less than one acre – 800 feet

parcels zoned for 1 acre to 4.99 acres – 1320 feet

parcels zoned for 5 acres to 19.99 acres – 2640 feet

parcels zoned for 20 acres or larger – 5280 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.

San Luis Obispo County Title 16:

- Roads exceeding the maximum dead end lengths require secondary egress determined by the fire code official.

1273.09. Gate Entrance

- (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13'6").
- (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.
- (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.
- (d) Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency

operation shall be maintained operational at all times.

ARTICLE 3. SIGNING AND BUILDING NUMBERING

- § 1274.00. Intent
- § 1274.01. Road Signs
- § 1274.02. Road Sign Installation, Location, and Visibility
- § 1274.03. Addresses for Buildings
- § 1274.04. Address Installation, Location, and Visibility

1274.00. Intent

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.

1274.01. Roads Signs

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

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

1274.02. Road Sign 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.
- (b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads.

- (c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane condition, shall be placed:
 - (1) at the intersection preceding the traffic access limitation, and
 - (2) no more than one hundred (100) feet before such traffic access limitation.
- (d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

1274.03. Addresses for Buildings

- (a) All buildings shall be issued an address by the local jurisdiction which conform to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.
- (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part.
- (c) Addresses for residential buildings shall be reflectorized.

1274.04. Address Installation, Location, and Visibility

- (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.
- (b) Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
- (c) Address signs along one-way roads shall be visible from both directions.
- (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.
- (e) Where a road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that

intersection.

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

Address numbers shall be Arabic numerals or alphabet letters, contrast with their background and be a minimum width of 0.5 inch and height per occupancy type as follows:

- **Residential** 6 inches
- **Commercial** 8 inches
- **Industrial** 10 inches

When a building is not visible from the roadway or when required by the Fire Chief, additional numbers or addresses shall be installed on an elevated post or monument adjacent to roads or driveways leading to buildings.

ARTICLE 4. EMERGENCY WATER STANDARDS

§ 1275.00. Intent

§ 1275.01. Application

§ 1275.02. Water Supply

§ 1275.03. Hydrants

§ 1275.04. Signing of Water Sources

1275.00. Intent

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

1275.01. Application

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

1275.02. Water Supply

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

- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
- (c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.
- (d) Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
- (e) Where freeze or crash protection is required by local jurisdictions, such protection measures shall be provided.

1275.03. Hydrants

- (a) The Fire hydrant shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulation title 24, part 9, Chapter 5, and Appendix C.
- (b) The Fire hydrant head shall be a two and a half (2 ½) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 ½) inch for draft systems.
- (c) Fire hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

1275.04 Signing of Water Sources

- (a) Each hydrant/fire valve or access to water shall be identified as follows:
 - (1) If located along a driveway, a reflectorized blue marker, with a minimum

dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire-retardant post, or

- (2) If located along a street or road,
 - (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire-retardant post. The signpost shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet no greater than five (5) feet
 - (ii) above ground, in a horizontal position and visible from the driveway, or
 - (iii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

ARTICLE 5. Building Siting, Setbacks, and Fuel Modification

§ 1276.00. Intent

§ 1276.01. Building and Parcel Siting and Setbacks

§ 1276.02. Ridgelines

§ 1276.03. Fuel Breaks

§ 1276.04. Greenbelts, Greenways, Open Spaces and Parks

§ 1276.05 Disposal of Flammable Vegetation and Fuels

1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

1276.01. Building and Parcel Siting and Setbacks.

- (a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size; topographic limitations; Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
 - (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

1276.02 Ridgelines

- (a) The Local Jurisdiction shall identify strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:
 - (1) Topography;
 - (2) Vegetation;
 - (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
 - (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
 - (5) Ability to support effective fire suppression; and
 - (6) Other factors, if any, deemed relevant by the Local Jurisdiction.
- (b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.
- (c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).
 - (1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.
 - (2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, may be constructed on Undeveloped Ridgelines.
 - (3) Local Jurisdictions may approve Buildings on strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.
- (d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

Strategic Ridgelines: Under Review at the Local CAL FIRE Unit level (Taking into considerations, pre-developed ridgelines, current access, fire history, adjoining counties determined strategic ridgelines, etc.) Guidelines for strategic ridgelines are as follows:

- Ridges that can be used to build indirect or direct fire line on to aid in the suppression of a wildland fire
- Areas where pre-fire activities may occur to aid in the protection of a community from wildfire

1276.03 Fuel Breaks

- (a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:
- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
 - (2) an application for a change of zoning increasing zoning intensity or density; or
 - (3) an application for a change in use permit increasing use intensity or density.
- (b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, 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 the Development.
- (c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.
- (d) Fuel Breaks may be required at locations such as, but not limited to:
- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 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 spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;
 - (4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.
- (e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.
 - (f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.
 - (g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.
 - (h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

The intent of a fuel break is to manage the vegetation to affect fire behavior so that fires burning into them can be more readily controlled and the risk of fire spread across the fuel break is diminished.

The natural vegetation must be maintained to be considered a fuel break. A fuel break can be

accomplished by removing ground level fuels such as brush, annual grasses, dead and downed materials including leaf debris, conifer needles, branches and small tree's while keeping select heritage tree's greater than 6" in diameter. Remaining trees will be limbed to a height no less than 10' off the ground, while also creating and maintaining open vertical and horizontal spacing between ground fuels and tree canopies to limit ladder fuels and tree to tree ignition. Spacing of tree canopies should be approximately 10' between trees on flat ground, 20' between trees on moderate slopes of 20% - 40% slopes, and 30' between trees on steep slopes exceeding 40% slope.

The minimum width of a fuel break as described above should be sufficient to reduce fire spread and intensity, and should be based on fuel type, slope, access, and other site specific needs and objectives. Generally, fuel break length should be designed to match the length of the ignition source to the extent feasible, such as along a road or highway.

If a fuel break is to be built at a new project or community, the following considerations should be incorporated into the planning process: The minimum width of a fuel break as described above should be no less than 100' in width for the length of the fuel break and may be wider depending on the slope and vegetation

- A site specific fire behavior analysis will be submitted with the project plan to determine the extent (width, length) of the fuel break
 - o If the project requires an incidental take permit, the fuel break area shall not be used to offset any of the take (ie the fuel break shall not be used as mitigation for impacts of the project)
- A palette of desirable, undesirable, and invasive plant species provided by the AHJ should be used to develop planting/maintenance standards of the fuel break
- Field markers should be permanently staked to demarcate the extent of the fuel break and used to delineate treatments
- An environmental document and any necessary permits needed to comply with CEQA should be submitted with the building plan to demonstrate environmental compliance for the project and the construction and maintenance of the fuel break

- If the newly constructed homes are part of a Homeowners Association (HOA), an endowment should be set up by the developer to pay for the maintenance of the fuel break until HOA dues can cover the cost of maintenance
- If the newly constructed homes are part of an HOA, the fuel break and its maintenance and associated costs need to be included in the HOAs Covenants, Conditions, and Restrictions (CC&Rs)
- The fuel break shall be maintained to limit the spread of noxious weeds
- The fuel break shall provide ingress/egress routes for maintenance and use during wildland fire operations

Vineyards can be considered fuel breaks when vineyard rows are maintained down to dirt and/or minimal vegetation not exceeding 4" mowed height and including a minimum of 14' of drivable access around the vineyard adjacent to any natural vegetation. Non-flammable retaining walls, rock or gravel beds or areas of fire resistive vegetation with a width determined to be enough to limit forward fire spread by the Fire Official may also be considered a fuel modification zone when it reduces the potential of damaging radiant and convective heat or ember exposure to access routes, infrastructure, or support fire suppression tactics.

1276.04. 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 § 1276.03 (Fuel Breaks).

Greenbelts, Greenways, Open Spaces: Where Greenbelts, Greenways, Open Spaces, and Parks are landscaped or natural areas, or portion thereof, are intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in 1276.03 (Fuel Breaks). Open Spaces and Greenbelts are most commonly agricultural land, utility corridors, and/or preserves and are often owned by the County, private landowners,

conservancies, or state, federal, or local jurisdictional agencies. Open expansive areas of annual grasses used for grazing with minimal brush and trees scattered throughout the area. These area's may minimize fire intensity and support fire suppression tactics if the vegetation is maintained.

Parks: County, City, or HOA owned parks that include non-flammable or fire resistive area's consisting of irrigated grass fields and trees that have horizontal and vertical spacing to limit tree to tree ignition. These are mostly open area's that fire may will not burn through reduce fire intensities and provide fire department access to hold and suppress the fire, if existing infrastructure supports fire suppression. Fire suppression can be supported at parks with infrastructure such as, but not limited to, fire hydrants with well-established water supplies, large parking lots that can be used for safety zones or staging areas, and well maintained roads for ingress and egress..

1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road and Driveway construction shall be in accordance with all applicable laws and regulations.

SECONDARY ACCESS REFERENCE STANDARD

Summary

This reference standard is intended to provide applicants with guidelines for project acceptance in regards to special events permits, wedding venues, winery events, general use permit applications, subdivision development, new construction applications, etc. Secondary egress can be an essential design aspect for projects where large gatherings or increased neighborhood density is proposed. Historical large scale fires have required residents/event attendees to egress rapidly. Fast moving wind driven wildfires have the ability to block single egress points. Existing roads which were previously approved for agricultural or residential use are not adequately designed to support fire crews and large numbers of private vehicles at the same time. Below are guidelines when secondary egress could be required. Each project will be reviewed based off existing conditions, vegetation models, proposed improvements, occupancy numbers and neighborhood density.

Code References

2019 CA Fire Code 503.1.2 Additional Access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climactic conditions or other factors that could limit access.

2019 San Luis Obispo County Code Chapter 16. 503.1.2.1 Maximum Dead-end Road

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

| Parcel size | Length |
|------------------------|-----------|
| less than one (1) acre | 800 feet |
| 1 acre to 4.99 acres | 1320 feet |
| 5 acres to 19.99 acres | 2640 feet |
| 20 acres or larger | 5280 feet |

All lengths shall be measured from the edge of the roadway surface at the intersection that begins from 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. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 feet or 1/4 mile intervals.

Lengths exceeding maximum dead-end road distances require secondary access as determined by the fire code official. Placement of roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served, measured in a straight line between accesses

San Luis Obispo County Code 22.30.610 - Temporary Events. Access. (Inland Area)

Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road. Note: This requirement can be modified through a conditional use permit per San Luis Obispo County Code 22.30.020.D.

San Luis Obispo County Code 23.08.248 - Temporary Events. Access. (Coastal Zone)

Outdoor temporary events shall be provided a minimum of two unobstructed access points, each a minimum of 18 feet wide, from the event site to a publicly maintained road. Note: This requirement can be modified through a Development Plan per San Luis Obispo County Code 23.08.012(b)

Title 14 of the California Code of Regulations (14 CCR), Division 1.5, Chapter 7 & 2019

CFC D107 Secondary egress in residential areas. Development of more than thirty (30) residential units to include any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units.

Secondary Access is required to meet road requirements established in San Luis Obispo County Code 22.54.020.

| Surface | Maximum Grade |
|--------------------------------|---------------|
| All Weather | Less than 12% |
| Non-skid (asphalt or concrete) | 12%-16% |
| Non-skid | Over 16% |

Process:

1. Does the project exceed the maximum dead-end road lengths requirement (503.1.2.1)?
 - **Yes** - Secondary Access is required
 - **No** – Secondary Access is not required, if criteria below is met, a minimum 20-foot- wide with 4 feet of shoulders is required for all commercial projects.
2. Project is located within a **Very-High severity zone**?
 - Maximum of 150 people on site (including employees). Over 150 occupancy secondary egress is required. Minimum 20-foot-wide road with 2 feet of shoulders is still required.
3. Project is located within a **High severity zone**?
 - Maximum of 250 people on site (including employees). Over 250 occupancy secondary egress is required. Minimum 20-foot-wide road with 2 feet of shoulders is still required.
4. Project is located within a **Moderate severity zone**?
 - Occupancy amounts will be site specific based on vegetation model/type of event/location to special hazards.
5. Requirements for all projects regardless of location.
 - Vegetation clearance, per PRC 4291 is required for all structures and roadways.
 - If several event sites are utilizing the same roadway on the same dates the road could be evaluated based off total traffic/evacuation.
 - Building and Fire Code requirements will be reviewed for all structures changing use or those which are associated with the project.

- Special circumstances may pertain to the project site and CFC 503.1.2 could still apply regardless of specific criteria being met. Allowable occupancies can be reduced based on site constraints.

Project required to meet all the criteria – (1) Maximum dead end length (2) 30 units or less (3) Occupancy based on location

Fire Hazard severity zone identification map

https://osfm.fire.ca.gov/media/6795/fhszs_map40.pdf