

# CITY OF NOVATO

## FOR PROPERTY LOCATED IN WILDLAND URBAN INTERFACE FIRE AREAS

### **POLICY FOR REMODELS AND ALTERATIONS TO EXISTING BUILDINGS**

The City of Novato has approximately 11,000 parcels of land that fall within the Wildland Urban Interface Fire Area. Buildings within these designated areas are regulated by Chapter 7A of the 2010 California Building Code (CBC) and Ordinance 2005-1 of the Novato Fire Protection District which was ratified by the City of Novato (Resolution 134-07).

To provide clear guidelines for home owners and contractors the following policy covers the most common areas of remodels, alterations and repairs to buildings that are located in a Wildland Urban Interface Fire Area. Please refer to the actual code sections for full details of the requirements and visit the Novato Fire Protection District and State Fire Marshall web sites.

### **NEW WINDOWS or WINDOW REPLACEMENTS**

(Section 708A.2.1 CBC)

Options:

1. Must be insulated-glass units with at least one pane of tempered glass (preferably the exterior pane), or
2. Glass block units, or
3. 20 minute fire resistance rating, or
4. Conform to performance standards of SFM 12-7A-2 \*\*

### **NEW EXTERIOR DOORS or DOOR REPLACEMENTS**

(Section 708A.3CBC)

Options:

1. Must be approved non-combustible construction, or ignition resistant material, or solid core wood having stiles and rails not less than 1 ¾ inches thick and interior field panels not less than 1 ¼ inches thick, or
2. 20 minute fire resistance rated assembly, or
3. Conform to performance standards of SFM 12-7A-1\*\*
4. Exterior door glazing shall comply with 708A.2.1

### **NEW DECKS or REPLACEMENT OF DECK SURFACES**

(Section 708A. CBC)

Decking surfaces, stair threads, risers, landings, porches and balconies where any portion is within 10 feet of the structure must comply with one of the following;

Options:

1. Constructed of ignition-resistant materials and pass performance requirements of SFM 12-7A-4 and SFM Standard 12-7A-5\*\*, or
2. Exterior fire-retardant-treated wood or approved non-combustible materials, or
3. Constructed of ignition resistant materials and pass performance requirements of SFM 12-7A-4A when attached exterior wall covering is also either non-combustible or ignition resistant material.

## **DECK REPAIRS**

(Policy Novato Building Division)

Repairs to decks that do not require replacement or removal of more than 50 % of the existing square footage of deck surfaces (as described above) **do not have to meet the requirements of this section.**

## **EXTERIOR WALL REPAIRS & REPLACEMENTS**

(Section 707A CBC and Policy Novato Building Division)

Repair or replacement of exterior walls that do not require more than 50 % of the total lineal feet or square feet of the wall elevation (which ever is greater) **do not have to meet the requirements of this section.**

Repairs or replacements greater than 50 % must be one of the following:

Options:

1. Approved non-combustible or ignition-resistant material, heavy timber, or log wall construction, or
2. Shall provide protection from flames and embers in accordance with SFM 12-7A-1\*\*

## **ROOFING**

(Section 705A.1 CBC)

Class B or higher is required for all roofs. **See important changes for attic ventilation requirements on reroofing of existing buildings and roof gutters.**

## **ROOF GUTTERS**

(Section 705A.4 CBC)

Covers or other means to prevent the accumulation of leaves and debris in the gutter is required.

## **ATTIC VENTILATION**

(Section 705A.2 CBC)

Eave and cornice vents are not allowed unless they resist the intrusion of flames and burning embers into the attic area conforming to SFM Standard 12-7A-1 \*\*

**Eave and cornice vents on buildings when reroofing permits are issued shall be removed or be changed to comply with Section 705A.2 CBC when ever the roof covering is removed to expose the rafters or spaced sheathing.**

**New roof mounted vents to be installed to provide the minimum attic ventilation as required by the building code. (1203.2 CBC and R806.2 CRC )**

\*\* SFM Office of State Fire Marshal Standards visit CAL FIRE [www.fire.ca.gov](http://www.fire.ca.gov) Go to “Wildland Hazards and Building Codes”

Visit the Novato Fire Protection District [www.novatofire.org](http://www.novatofire.org) to view list of addresses that are in the Urban Wildland Interface (UWI) areas. Go to “Programs” then click on “Wildland Urban Interface (WUI)” then click on “UWI Listings by Address.

### Chapter 34 CBC Existing Structures

Section 3403.1 Additions or alterations to any building or structure shall comply with the requirements of the code for new construction. Additions or alterations shall not be made to ensure that the existing building or structure together with the addition are no less conforming with the provisions of this code than the existing building or structure was prior to the addition. An existing building plus additions shall comply with the height and area provisions of Chapter 5.

Section 3407.1 Conformance. The installation or replacement of glass shall be as required for new construction.