

EL DORADO HILLS FIRE DEPARTMENT FIRE PROTECTION STANDARD



Residential Setback for Structure Defensible Space STANDARD #7 EFFECTIVE 5-1-2024 REVISED 4-1-2024

SCOPE

To assist developers, builders, homeowners, and Community Risk Reduction Division (CRRD) staff members with the requirements and fire safety mitigation measures available when proposing the placement of new buildings in State Responsibility Areas (SRA) as described in California Code of Regulations Title 14, Section 1276.01

This standard establishes the same practical effect of wildfire protection standards in conjunction with building, construction, and development in the State Responsibility Area (SRA).

This standard shall apply to the construction of a new one- and two-family dwelling, residential accessory structure and/or siting of a newly installed manufactured home, mobile home, or factory-built housing.

DEFINITIONS

Non-Combustible Zone - A noncombustible buffer around structures and decks. Combustibles including, but not limited to, vegetation, trees including overhanging branches, grass/turf, wood/rubber mulch, wood/vinyl fencing, other stored items, etc. are not permitted in this zone.

Restrictive Covenant – A document signed by the property owner or legal agent including all construction restrictions applicable to a parcel. This Restrictive Covenant shall be signed in the presence of a licensed notary and recorded with the El Dorado County Recorder-Clerk's Office.

GENERAL

1. All parcels shall provide a minimum 30-foot setback for all buildings from all property lines and/or the center of a road.
2. When a 30-foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other

easements, the structure shall be constructed and maintained in accordance with Insurance Institute for Business and Home Safety (IBHS) Wildfire Prepared Home Plus including, but not limited to, the following restriction conditions:

- a. Accessory structures located within the reduced fire setback zone shall comply with this restrictive covenant and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 710A.
- b. Five (5) foot non-combustible zone provided horizontally around the structure.
- c. Exterior windows, skylights, glazed doors, and glazed openings within exterior doors shall be multi-paned with at least two (2) tempered panes, minimum twenty (20) minute fire rated, or fire-resistant glass block units. Shutters installed over windows shall be non-combustible.
- d. Areas under first floor bay windows shall be enclosed with non-combustible walls.
- e. Exterior doors shall be non-combustible or have a non-combustible exterior storm door and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 708A.
- f. Exterior walls shall be constructed with non-combustible building materials such as stucco, fiber-cement, stone, or brick and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 707A.
- g. Eaves shall be enclosed on the underside with non-combustible material, ignition-resistant material, or minimum two (2) inch lumber.
- h. Gutters and downspouts shall be of non-combustible material. Gutters shall be provided with a non-combustible guard.
- i. Wildfire flame and ember resistant vents or WUI vents tested to ASTM E2886 shall be installed at all ventilation openings. Vents shall be compliant with and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 706A. Dryer vents shall be metal and equipped with a louver or flap.
- j. Decks including posts, joists, railing, stairs, and walking surfaces shall be non-combustible and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 709A.
- k. Projections shall be non-combustible, ignition-resistant, or one (1) hour fire-rated in accordance with IWUIC, Section 503.2 and/or NFPA 1144, Section 5.2.

- I. Non-combustible fences shall be provided within five (5) feet of a structure. Fences attached to the structure shall be non-combustible within the first five (5) feet of the structure. Back-to-back, combustible fencing shall be separated by a minimum of five (5) feet.

PLAN SUBMITTAL

1. Projects seeking to construct a building within the required 30-foot fire-safe setback shall submit the following:
 - a. Setback Exemption Request Letter (see Example A)

Applies to structures encroaching the SRA required setback only. This request letter states the conditions (i.e., site topography) driving the request for exemption.
 - b. Setback Compliance Plan (see Example B)

Applies to structures encroaching the SRA required fire safe setback only. This plan shall illustrate the location of all structures located on the parcel, location of property lines, and location of required setbacks. This plan shall also illustrate the fire protection features to be installed (i.e., decks, soffits, windows, doors, skylights, vents, etc.), inclusive of the manufacturer's specifications, and the specific setback conditions required based upon structure location.
 - c. Restrictive Covenant notarized and recorded with the El Dorado County Recorder-Clerk's Office. (see Example C)

All requirements identified in Item 2 of the General section above shall be included within the Restrictive Covenant document. Once recorded you are then required to submit a copy of the recorded Restrictive Covenant (including the document number that the County provides on the document) to EDHFD for our records.
2. Permit approval to construct a building located in the fire-safe setback will not be granted without a Restrictive Covenant being recorded with the County of El Dorado and this information being provided to EDHFD.

AUTHORITY CITED

1. California Fire Code (CFC)
2. California Building Code (CBC).
3. California Code of Regulations, Title 14, Fire Safe Regulations SRA

Approved By:

A handwritten signature in blue ink, appearing to read "Chrishana Fields", written over a horizontal line.

Chrishana Fields, Fire Marshal

Setback Exception Request Letter

Bob Smith
1234 Example Drive
El Dorado Hills, CA 95762
(xxx) xxx-xxxx
bobsmith@email.com

January 1, 2023

El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762
(916) 933-6623

Re: Setback Exception Request Letter - PERMIT NUMBER: 0123456 – ADDRESS: 1234 Example Drive, El Dorado Hills, CA 95762

Dear El Dorado Hills Fire Department:

I, Bob Smith, am requesting exception from Title 14 §1276.01 for reduced fire safe setback(s). The reason I am asking for this exception is due to the parcel size, topography, and buildable area of my parcel at 1234 Example Drive, El Dorado Hills. I will meet the setback requirements listed in the recorded Restrictive Covenant and shall do so for the life of the property. Please accept this setback exception request letter for my project.

Sincerely,

Signature

Print Name

Date

Signature

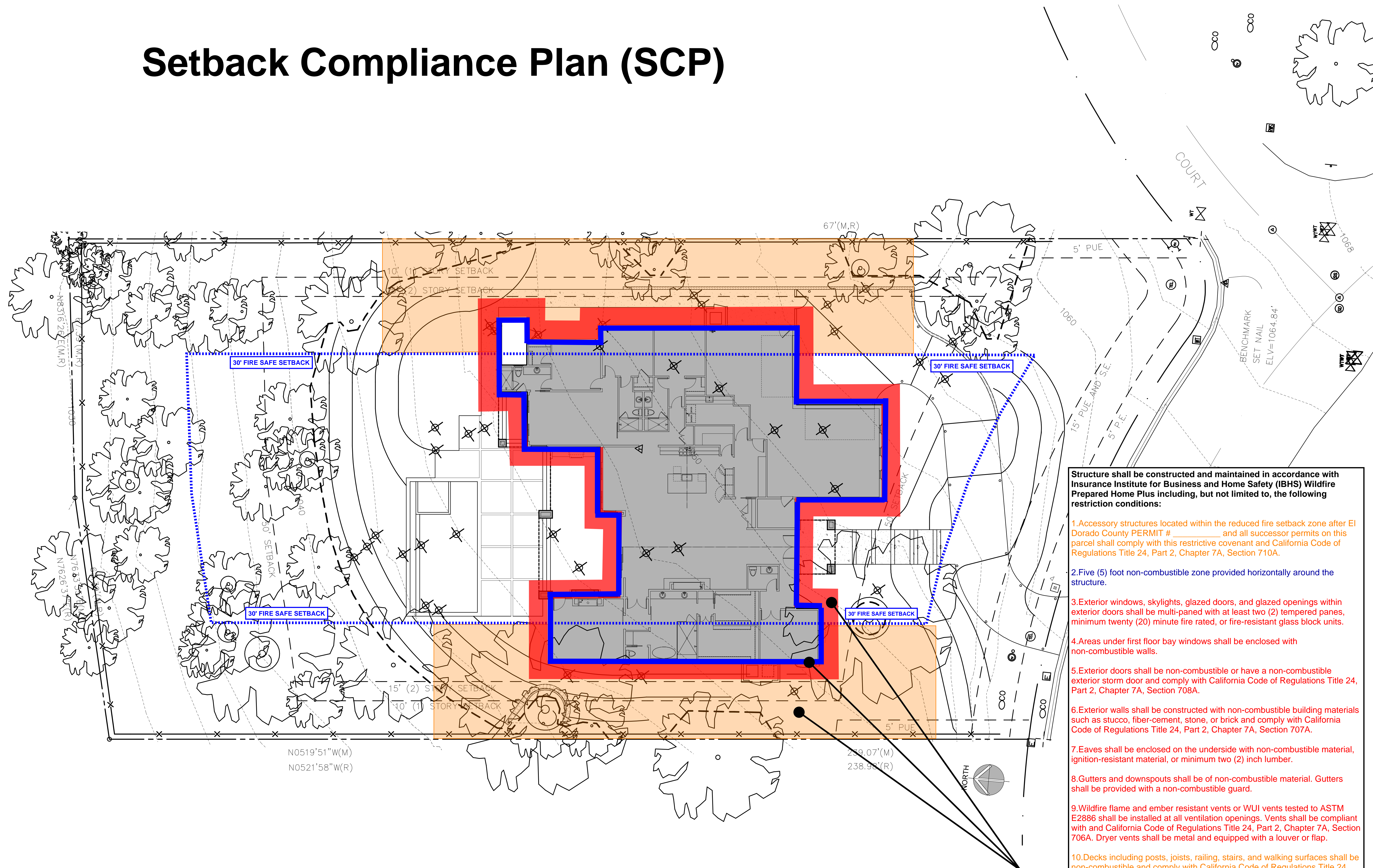
Print Name

Date

EXAMPLE B

1234 SAMPLE STREET
EL DORADO HILLS, CA 95672

Setback Compliance Plan (SCP)



GENERAL NOTES:

1. CONTRACTOR TO PROVIDE SUITABLE PAD FOR NEW CONSTRUCTION
2. CONTRACTOR TO PROVIDE SUITABLE DRAINAGE AWAY FROM BUILDING- FINISH GRADE TO SLOPE 2% MIN OVER A DISTANCE OF 10' MIN AWAY FROM HOUSE
3. CONTRACTOR TO OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO TEST THE COMPACTING OF THE BUILDING PAD AND PROVIDE REPORT
4. CONTRACTOR TO OBTAIN SERVICES OF PROFESSIONAL LAND SURVEYOR TO LOCATE BUILDING FOOTPRINT ON PROPERTY
5. CONTRACTOR TO FOLLOW ALL PERTINENT COUNTY AND BUILDING CODE REQUIREMENTS
6. ALL DOWNSPOUT DRAINAGE SHALL BE CAPTURED IN A PERIMETER TIGHT LINE SYSTEM AND PIPED TO AN APPROVED DISCHARGE POINT
7. THE CONTRACTOR SHALL FOLLOW ALL C.C.R. GUIDELINES FOR SITE CONSTRUCTION AND TREE PRESERVATION
8. VERIFY UTILITY LOCATIONS IN FIELD

SITE COVERAGE

SITE AREA: 34,823 S.F.

PROJECT COVERAGE:

4430 (RESIDENCE)
1210 (GARAGE)
<u>932 (COVERED PORCH)</u>
<u>6632 TOTAL</u>

19.04% COVERAGE

LEGEND

- | | |
|--|---|
| | AREA DRAIN- CONNECT ALL WITH DRAIN LINE AND DRAIN TO APPROVED DISCHARGE POINT |
| | DRAINAGE SWALE- SLOPE 2% MIN TO DISCHARGE POINT |
| | SLOPE FLATWORK TO DRAIN 2% |
| | TEMP. CONSTRUCTION FENCING FOR TREE PROTECTION |

Structure shall be constructed and maintained in accordance with Insurance Institute for Business and Home Safety (IBHS) Wildfire Prepared Home Plus including, but not limited to, the following restriction conditions:

1. Accessory structures located within the reduced fire setback zone after EII Dorado County PERMIT # _____ and all successor permits on this parcel shall comply with this restrictive covenant and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 710A.
2. Five (5) foot non-combustible zone provided horizontally around the structure.
3. Exterior windows, skylights, glazed doors, and glazed openings within exterior doors shall be multi-paned with at least two (2) tempered panes, minimum twenty (20) minute fire rated, or fire-resistant glass block units.
4. Areas under first floor bay windows shall be enclosed with non-combustible walls.
5. Exterior doors shall be non-combustible or have a non-combustible exterior storm door and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 708A.
6. Exterior walls shall be constructed with non-combustible building materials such as stucco, fiber-cement, stone, or brick and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 707A.
7. Eaves shall be enclosed on the underside with non-combustible material, ignition-resistant material, or minimum two (2) inch lumber.
8. Gutters and downspouts shall be of non-combustible material. Gutters shall be provided with a non-combustible guard.
9. Wildfire flame and ember resistant vents or WUI vents tested to ASTM E2886 shall be installed at all ventilation openings. Vents shall be compliant with and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 706A. Dryer vents shall be metal and equipped with a louver or flap.
10. Decks including posts, joists, railing, stairs, and walking surfaces shall be non-combustible and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 709A.
11. Projections shall be non-combustible, ignition-resistant, or one (1) hour fire-rated in accordance with IWUIC, Section 503.2 and/or NFPA 1144, Section 5.2.
12. Non-combustible fences shall be provided within five (5) feet of a structure. Fences attached to the structure shall be non-combustible within the first five (5) feet of the structure. Back-to-back, combustible fencing shall be separated by a minimum of five (5) feet.

REVISIONS:

- 1
- 2
- 3

SCALE: 1" = 10'-0"
DATE: JULY 20, 2022
JOB: 22003
SHEET:

A1.2

Recording requesting by:



EL DORADO HILLS
FIRE DEPARTMENT

When recorded mail a copy to:

El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

Recorder's Use Only

RESTRICTIVE COVENANT

FIRE-SAFE SETBACK CONDITIONS

NOTICE IS HEREBY given that a restrictive covenant requiring fire-safe conditions is imposed upon that certain parcel designated as **APN# [REDACTED] & LOT# [REDACTED]** of the **[REDACTED] Subdivision**, as filed in the official records in the Office of the County Recorder of the County of El Dorado, State of California, and as **legally described in Exhibit A attached hereto.**

This restriction is imposed as a set of conditions to grant a variance to the required 30-foot fire-safe setback requirements of Title 14 CCR SRA/VHFHSZ Fire Safe Regulations. Where any portion of the structure falls within the 0–29-foot fire safe set back zone, the structure shall be constructed and maintained in accordance with Insurance Institute for Business and Home Safety (IBHS) Wildfire Prepared Home Plus including, but not limited to, the following restriction conditions:

1. Accessory structures located within the reduced fire setback zone after El Dorado County PERMIT # [REDACTED] and all successor permits on this parcel shall comply with this restrictive covenant and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 710A.
2. Five (5) foot non-combustible zone provided horizontally around the structure.
3. Exterior windows, skylights, glazed doors, and glazed openings within exterior doors shall be multi-paned with at least two (2) tempered panes, minimum twenty (20) minute fire rated, or fire-resistant glass block units. Shutters installed over windows shall be non-combustible.
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12. Non-combustible fences shall be provided within five (5) feet of a structure. Fences attached to the structure shall be non-combustible within the first five (5) feet of the structure. Back-to-back, combustible fencing shall be separated by a minimum of five (5) feet.

Said restriction shall be binding upon the heirs, assigns, and successor in the interest of the grantors, and shall remain in effect until rescinded by the El Dorado Hills County Water District, A.k.a. the El Dorado Hills Fire Department. The purpose of this Restrictive Covenant is to give constructive notice of this development limitation.

For Individual or multiple property owners:

(Property Owner - Signature)

(Property Owner - Print Name)

(Date)

(Property Owner - Signature)

(Property Owner - Print Name)

(Date)

For property held by trust, Corporation, or LLC:

(Name of Trust, Corporation, LLC)

(Signatory Signature)

(Signatory Name and Title)

(Date)

* Signatory for Corporations shall be: President, Vice President, Secretary, Treasurer, CFO, CEO

* Signatory for Limited Liability Corporations (LLC) shall be: Officer, Member, Managing Member

EXHIBIT A

ENTER THE LEGAL DESCRIPTION FOR THE LOT IN THIS SECTION AS DESCRIBED IN THE RECORDED GRANT DEED.

SAMPLE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)