



## **City of Bradbury Building Department Construction Requirements in Fire Zone Four**

The entire City of Bradbury is located within a Very High Fire Hazard Severity Zone, which has been designated as "Fire Zone Four". The following is a summary of the Fire Zone Construction Standards specified in the 2022 California Building Code, Chapters 7-A and 15, and Section 8100 of the Bradbury Municipal Code:

**Exterior walls:** Exterior walls of buildings or structures must be constructed with non-combustible or ignition resistant materials, heavy timber or log wall construction, or protected on the exterior side of the wall with materials approved for a minimum of one-hour rated fire-resistive construction from the top of the foundation to the bottom of the roof.

**Exterior glazing:** Exterior windows, window walls, glazed doors and openings within exterior doors and skylights must be multi-pane glass units with a minimum of one tempered pane, or glass block units or have a fire protection rating of not less than 20 minutes.

**Exterior doors:** Exterior doors must be noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panels not less than 1 1/4 inches thick, or have a fire protection rating of not less than 20 minutes. Vehicle access doors must be noncombustible or constructed of fire retardant treated wood or comply with the requirements for exterior doors. Windows within doors, including vehicle access doors and glazed doors, must comply with the requirements for exterior glazing.

**Protection of eaves:** Eaves and soffits must be protected with materials approved for a minimum of one-hour rated fire-resistive construction. Facias, if installed, must be of minimum 2-inch nominal dimensioned lumber or protected on the backside by materials approved for a minimum of one-hour fire resistive construction.

**Underfloor and overhanging floor projections:** Cantilevered and overhanging floor projections and appendages must be constructed with non-combustible or ignition resistant materials or heavy timber construction or be protected on the exterior side with materials approved for one-hour rated fire resistive construction.

**Open decks, patios and similar structures:** Open patios, decks and similar structures must be constructed with non-combustible or ignition resistant materials, exterior grade fire-retardant treated wood, heavy timber construction, or protected on the exterior side with materials approved for a minimum of one-hour rated fire-resistive construction.

**Heavy timber construction:** When allowed by code, heavy timber construction must be as follows:

1. Vertical post and columns must be minimum 6x6 normal size.
2. Floor framing members must be minimum 6x10 nominal size.
3. Roof framing members must be minimum 4x6 nominal size.
4. Roof and floor sheathing must be minimum 2x6 nominal size end matched lumber or 1 $\frac{1}{8}$ -inch wood structural panels with tongue and groove joints.

**Attic ventilation and other openings:** Attic ventilation openings and vents through the roof must be screened with corrosion resistant, noncombustible wire mesh with maximum  $\frac{1}{4}$  inch openings, or vents must be listed by an approved testing agency to resist the intrusion of flames and burning embers into the structure.

**Eaves vents:** Attic ventilation openings must not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas unless vents are listed by an approved testing agency to resist the intrusion of flames and burning embers into the structure.

**Exterior foundation and wall vents:** Vent openings in exterior walls must be screened with a corrosion-resistant, noncombustible wire mesh with maximum  $\frac{1}{4}$  inch openings or must be listed by an approved testing agency to resist the intrusion of flames and embers into the structure.

**Roof coverings, general requirements:** The roof covering on any building or structure must have a minimum class A rating or be of noncombustible materials. Wood shakes and shingles, whether untreated or treated with a fire preservative, are not permitted. Roof coverings that have an open space between the roofing materials and the roof deck must be firestopped with approved materials or have one layer of Number 72 cap sheet installed on the decking.

**Reroofing and roof coverings for additions:** The roof covering of an existing building or structure must be entirely reroofed with a class A or non combustible roof covering when the cumulative roof area of an addition along with any alteration, replacement, repair or reroof made during the previous 12 months to the existing roof is 50 percent or more of the original roof area. Further, the roof covering of any addition made to an existing building or structure must have a minimum class A rating or be of noncombustible materials. Wood shakes and shingles, whether untreated or treated with a fire preservative, are not permitted.

**Roof valleys:** When provided, roof valley flashing must be not less than Number 26 gage galvanized corrosion resistant metal over a minimum 36 inch wide Number 72 cap sheet underlayment running the full length of the valley.

**Roof gutters:** Roof gutters shall be provided with means to prevent the accumulation of leaves and debris in the gutters.