



BW-CHAPTER 7A WILDLAND AND URBAN INTERFACE PLAN CHECKLIST 2013

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

These requirements apply only to new buildings. These requirements DO NOT APPLY to:

1. Additions to existing buildings unless:
The existing building was required to be built to WUI standards (application date on or after January 1, 2008).
2. A 120 SF max U occupancy \geq 30' from a building required to be WUI compliant.
3. Any other U occupancies of any size \geq 50' from a building required to be WUI compliant.
4. Remodels of buildings originally constructed prior to the application date of January 1, 2008.

DEFINITIONS (R327.2, CBC 702A)

HEAVY TIMBER. - Heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches. Heavy timber walls or floors shall be sawn or glue-laminated planks splined, tongue-and-groove, or set close together and well spiked.

IGNITION RESISTANT CONSTRUCTION - "Ignition resistant construction" includes use of noncombustible materials, fire retardant treated wood identified for exterior use, and fire retardant treated wood shakes and shingles listed for use as a class B roof covering and used as a wall covering when installed over solid sheathing, OR Any material listed on OSFM website as being ignition resistant.

(http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest.php)

LOG WALL CONSTRUCTION - A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches.

ROOF EAVE. - Roof eaves may be either "open" or "enclosed." Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

WUI - Wildland-Urban Interface fire area

WUI COMPLIANT. - A structure that meets the fire resistive construction requirements as outlined below or as required in prior editions of the CBC.

NOTE: in all of the following categories, the use of paints, coatings, stains or other surface treatments are not an approved method of protection.

BW01

WUIR APPLICABILITY

Since this permit was applied for after January 1, 2008, your project must comply with the Wildland Urban Interface Requirements (**WUIR**) provisions of CBC Chapter 7A/ CRC R327. The following is a list of typical requirements. Indicate on the plans where and how each of these requirements is being addressed.

BW02

ROOF CONSTRUCTION DETAILS

In roof coverings where the profile allows a space between the roof covering and roof decking, the spaces at the eave ends shall be constructed to prevent the intrusion of flames and embers, be fire-stopped with approved materials (e.g., non-combustible birdstop for curved tile), or have one layer of No. 72 ASTM cap sheet installed over the combustible decking. Provide a note on the elevation sheet specifying how this will be done. (R327.5.2, CBC 705A.2)

BW03**VALLEY CONSTRUCTION DETAILS**

Exposed valley flashings shall be at least No. 26-gauge corrosion-resistant metal installed over a minimum 36"-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley. Asphalt shingles overlapping the valley are an acceptable alternative. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327. (R327.5.3, CBC 705A.3)

BW04**ROOF GUTTER CONSTRUCTION DETAILS**

Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327 (R327.5.4, CBC 705A.4)

BW05**SKYLIGHTS – TEMPERED GLASS**

Skylights shall be tempered glass. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327. (R327.8.2.1, CBC 708A.2.1)

BW06**ROOF/ATTIC VENTS-PROTECTED**

Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the following requirements: (R327.6.2, CBC 706A.2

1. The dimensions of the openings therein shall be a minimum of 1/16 –inch and shall not exceed 1/8 –inch.
2. The materials used shall be noncombustible
Exception: Vents located under roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.
3. The materials used shall be corrosion resistant.)

BW07**EAVE VENTS – NOT ALLOWED * ***

Vents shall not be installed in eaves, eave overhangs, soffits, or cornices. (R327.6.3, CBC 706A.3)

Exceptions:

1. The enforcing agency may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
2. Vents complying with the requirements of the item BW06 may be installed on the underside of eaves and cornices in accordance with either one of the following conditions:
 - a. The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or,
 - b. The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition-resistant-materials as determined in accordance with SFM Standard 12-7A-5 Ignition-Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface.

BW08**EXTERIOR WALLS**

The exterior wall covering or wall assembly shall comply with one of the following requirements: (R 327.7.3, CBC 707A.3)

1. Noncombustible
2. Ignition –resistant material
3. Heavy timber exterior wall assembly
4. Log wall construction assembly
5. Wall assemblies that meet the performance criteria in accordance with the test procedure for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

1. One layer of 5/8 –inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
2. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual

Extent of Exterior wall Covering

Exterior wall covering shall extend from the top of the foundation to the roof, and terminate at 2 inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

BW09

FIRE RESISTIVE UNDER FLOOR VENTS REQUIRED

Underfloor areas shall be enclosed to the ground with exterior wall construction. Vents for under floor areas shall resist the intrusion of flames and embers and shall be specified on the plans. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327 (R327.7.8, CBC 707A.8)

BW10

UNDERFLOOR PROTECTION

The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

1. Covered with noncombustible or ignition resistant materials (see above) or,
2. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
3. Have the exposed side covered by the exterior portion of a 1 hr fire resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

NOTE THAT THE FOLLOWING ARE EXEMPTED AND NEED NOT COMPLY

1. 2x nominal wood rafter tails or the blocking between them.
2. Fascia, architectural trim, gutters.
3. Roof projections from gable ends or cornices.
4. Heavy-timber structural columns and beams.

BW11

DECKING

The walking surface (ONLY) of decks, balconies, porches and stairs within 10' of a building that is required to be WUI compliant shall be of the following materials:

1. Ignition-resistant material that complies with the performance requirements of both SFM Standard 7A -12-4 and SFM Standard 12-7A-5.
2. Exterior fire retardant treated wood
3. Noncombustible material
4. Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material.

Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

BW12

FIRE RESISTIVE UNDER DECK CONSTRUCTION REQUIRED

The underside of exterior decks shall be one hour rated fire resistive construction or under floor areas of decks shall be enclosed to the ground with exterior wall construction. Vents for under floor areas shall resist the intrusion of flames and embers and shall be specified on the plans. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327 (R327.7.7, CBC 707A.7)

BW13

TEMPERED WINDOWS REQUIRED

Exterior windows, window walls, glazed doors, and glazed openings within doors shall be dual-glazed units with a minimum of one tempered pane or shall be glass block units or shall have a fire-resistance rating of not less than 20

minutes. Glazing frames made of vinyl shall have welded corners and metal reinforcement in the interlock area. Provide note on elevation sheet and window schedule. Specify frame material and an approved manufacturer or provide manufacturers' info documenting compliance. Please provide a detail on the plans and reference the detail to the COMPLIANCE WITH CBC CHAPTER 7A/CRC 327. (R327.8, CBC 708A)

BW14

EXTERIOR WINDOWS AND DOORS

All exterior glazing including skylights is to comply with the following:

1. Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing or
2. Be constructed of glass block units, or
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or
4. Be tested to meet the performance requirements of SFM Standard 12-7A-2.

BW15

FIRE RESISTIVE DOORS REQUIRED

Exterior doors are to comply with the following:

1. The exterior surface or cladding shall be of ignition resistant or non-combustible material OR,
2. 20 min rated OR,
3. 1 3/8" solid core wood or panel doors. Raised panels are to be 1 1/4" thick min tapering to not less than 3/8" thick.
4. Shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

BW16

FIRE RESISTIVE CONSTRUCTION FOR PROJECTIONS REQUIRED

The exposed underside of a cantilever floor projection where a floor assembly extends over an exterior wall shall be protected by one of the follow: (R327.7.7, CBC 707A.7)

1. Noncombustible material
2. Ignition resistant material
3. One layer of 5/8 -inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection
4. The exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual
5. The underside of a floor projection assembly that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3
Exception: Architectural trim boards.

BW17

ACCESSORY STRUCTURES

Attached accessory structures such as trellises, arbors, patio covers, carports and gazebos or similar structures attached to applicable buildings are required to be of ignition resistant construction.

Applicable buildings are buildings that were applied for on or after January 1, 2008 and which were required to be WUI compliant.

Detached accessory structures such as carports, patio covers or trellises shall be constructed of non-combustible or ignition resistant construction when they are less than 50' from an applicable building. (R327.10, CBC 710A)