FIRE HAZARD ZONE
CONSTRUCTION REQUIREMENTS (CBC Ch. 7A / CRC Sec. 337 & DPMC)
Effective January 1, 2017

This sheet summarizes the construction requirements for structures located in any fire hazard severity zones, Very High Fire Hazard Severity Zone, and Ember Zones 1 and 2. When an existing building undergoes alterations or additions, only those construction elements altered or added to the original structure are required to comply. Detached accessory structures classified as Group U occupancies and not exceeding 120 square feet in floor area when located 30 feet or more from a building are exempt from these requirements.

Pests, coatings, stains or other surface treatments are not an approved method of fire protection. Fasteners in fire-retardant-treated wood shall be hot-dipped galvanized or stainless steel.

More information regarding fire hazard zone construction is available at: http://osfm.fire.ca.gov.

*IGNITION RESISTANT CONSTRUCTION (704A)
Where ignition resistant construction is required, the exterior covering materials or assemblies shall be protected by any one of the following:
• Non-combustible material (stucco, metal).
• Ignition resistant material complying with SFM Standard 12-7A:5 (30 minute ASTM E84 or UL 723 test).
• Fire-retardant-treated wood identified for exterior use that complies with requirements of CBC Sec. 2303.2.
• SFM approved Class “B” Fire-Retardant-treated wood shingles and shakes installed over solid sheathing.

EMBER ZONE 1
New buildings and qualifying alterations/additions located within Ember Zone 1 for which an application for a building permit is submitted on or after the effective date of this ordinance shall comply only with the following CBC:
• 703A - Standards of Quality, as applicable
• 704A - Ignition Resistant Construction, as applicable
• 705A - Roofing and Skylight Requirements
• 706A - Vents
• 708A - Windows (Recommended, but not required)

EMBER ZONE 2
New buildings and qualifying alterations/additions located within Ember Zone 2 for which an application for a building permit is submitted on comply only with the following sections of this chapter:
• 703A - Standards of Quality, as applicable
• 704A - Ignition Resistant Construction, as applicable
• 705A - Roofing and Skylight Requirements
• 706A - Vents
• 708A - Windows (Recommended, but not required)
• Decking

Decks, porches, balconies and stairs shall comply with the requirements of Section 709A when:
A. The walking surface area of a single deck or balcony is greater than 100 square feet (increased to 120 square feet when connected to a stair); and
B. Located within 100 feet of fuel modification or open space containing unmanaged, non-irrigated vegetation.

Accessory Structures:
Applicability. The provision of this section shall apply to patio covers located closer than 100 feet from fuel modification or open space containing unmanaged, non-irrigated vegetation.
Requirements. The patio covers shall be constructed of noncombustible or ignition-resistant materials.

Exception: When the construction features meet all of the following:
A. Columns: Minimum dimension of 4x4 (nominal dimension in inches)
B. Horizontal beams: Minimum 4x6 (nominal dimension in inches)
C. Top horizontal members: A minimum of 2-inch spacing is provided between the members.
D. The ledger meets the ignition-resistant material definition as prescribed in CBC Section 702A.

Very High Fire Hazard Severity Zone (VHHSZ)
New Building and Qualifying alterations/additions shall comply with CBC7A, DPMC and requirements on this handout.

This sheet is for reference only and is not a substitute for accurate drawing prepared for each proposed construction.
City of Dana Point, California

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Effective January 1, 2017

OPEN EAVE
Vent openings through blocking are not permitted.
Barrel tiles shall be fire stopped.
Gutters shall prevent the accumulation of leaves and debris.
Starter boards shall be ignition resistant construction*.
2x rafter tails, blocking, and fascia boards need not be protected.
2x lumber does not require protection.
Ignition resistant construction*
Architectural trim does not require protection.
3x minimum shade bars, or ignition-resistant*
Shade bar cover. See page 1 for framing. 3x minimum ledger

ENCLOSED EAVE
Vent openings through blocking are permitted.
Vent openings shall be ASTM E2886 listed, or covered with a non-combustible, corrosion resistant material having 1/8" - 1/16" openings.
Ignition resistant construction*

GABLE END PROJECTION
Roof assembly projections over gable end walls do not require protection.

ROOF VALLEY
Valley flashing shall be 26 ga. minimum corrosion-resistant metal over not less than one layer of minimum 72 lb mineral-surfaced nonperforated cap sheet (ASTM D3909)
36" minimum

*Refer to page 1 for ignition resistant construction requirements.

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