

RESIDENTIAL REBUILD GUIDELINES (POST-FIRE)

A residential rebuild guideline cannot be universal. Each proposed rebuild structure must be evaluated on its own merit during the reconstruction approval process.

The Fire Department will prioritize structures lost to wildland fires during the plan review process, flexibility and personal service will be provided to assist in reconstructing the residence, including the timing of improvements. Assistance with other regulating agencies will be provided when possible.

The following residential rebuild guide for single family dwellings lists guidelines that will be considered by the Fire Department to mitigate a homeowner's inability to meet the minimal code requirements for access and water in the Very High Fire Hazard Severity Zone.

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The following guidelines will apply to single family dwellings in a wildland interface area that have been damaged or destroyed by fire. These conditions will apply to the homes proposed to be reconstructed where the square footage does not exceed the original permitted square footage plus 10% of the home destroyed. Homes proposed to be reconstructed where the square footage is more than 10% larger than the original permitted square footage shall comply with all current code requirements.

- I. Fuel Modification – All reconstruction shall comply with current fuel modification requirements.
- II. Building Construction - All reconstruction shall comply with current building code requirements for construction in the Very High Fire Hazard Severity Zone if applicable.
- III. Water Supply - Residential structure required fire flow is 1250 gallons per minute (GPM) minimum for a duration of 2 hours. Additional water supply is required for homes over 5000 sq. ft.
 1. Situation: No hydrant system is available and the original house was served by a private water tank and fire sprinkler system:

Guideline: Allow the continued use of the private water tank and fire sprinkler system provided it was sized and installed in accordance with Fire Department Regulation #19 (Sprinkler Systems – Residential)

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2. Situation: Fire hydrant system is available but flows less than 400 GPM:

Guideline: Continue the use and maintenance of the low flow fire hydrant. In addition, a private water tank and fire sprinkler system sized and installed in accordance with Fire Department Regulation #19 (Sprinkler Systems – Residential) will also be required.

3. Situation: A fire hydrant system is available and the flow is between 400 GPM and 1250 GPM:

Guideline: Require an approved residential fire sprinkler system throughout the house and any attached garage in addition to the substandard hydrant.

4. Situation: Where the required fire flow is greater than 1250 gpm (for houses greater than 5000 sq.ft.) and the hydrant system can not provide the higher fire flow:

Guideline: Use conditions listed in #1 - #3 above.

IV. Improper Hydrant Spacing: (Required to be within 750 feet on parcels greater than 1 acre OR 450 feet on parcels less than 1 acre)

1. Situation: No fire hydrant is available and no water main system exists.

Guideline: Require a private water tank and fire sprinkler system with a draft hydrant connection, sized and installed in accordance with Fire Department Regulation #19 (Sprinkler Systems – Residential).

2. Situation: Closest fire hydrant to the site exceeds 750 feet to the structure and there is no water main along the lot frontage. (Would require a water main extension to meet the requirement)

Guideline: Require a private water tank and fire sprinkler system with a draft hydrant connection, sized and installed in accordance with Fire Department Regulation #19 (Sprinkler Systems – Residential).

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3. Situation: Closest fire hydrant to the site exceeds 750 feet to the structure and there is a water main along the lot frontage. (Would only require a hot tap, lateral and hydrant assembly)

Guideline: Require fire hydrant installation.

4. Situation: Existing hydrant is within 750 feet, regardless of size of parcel.

Guideline: Accept the fire hydrant location.

V. Vehicular Access: (applies to public and private roads)

1. Situation: Existing road width is between 15 feet and 20 feet and could be widened to 20 feet without requiring grading or retaining walls.

Guideline: Require road widening to 20 feet from property line to property line. (May require paving)

2. Situation: Existing road width is between 15 feet and 20 feet and could be widened to 20 feet but may require minor grading and/or retaining walls less than 3 feet in height.

Guideline: Require road widening to 20 feet to provide for a turnout. (May require paving)

3. Situation: Existing road width located along the applicant's lot frontage is between 10 feet and 15 feet and could be widened to a minimum of 18 feet without requiring grading or retaining walls greater than 3 feet in height.

Guideline: Require road widening along the applicants lot frontage to 18 feet to provide for a turnout. (May require paving)

4. Situation: Existing road width located along the applicant's lot frontage is between 10 feet and 15 feet and can not be widened to a minimum of 18 feet without requiring minor grading and/or retaining walls less than 3 feet in height.

Guideline: Require fire sprinklers in lieu of widening the access road along the applicant's lot frontage.

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5. Situation: Existing road width is less than 10 feet and can not be widened to a minimum of 18 feet without requiring minor grading and/or retaining walls less than 3 feet in height.

Guideline: Require road to be widened to a minimum of 10 feet with 12 feet of horizontal clearance with suitable turnouts, where possible, and provide fire sprinklers.

- VI. Fire Department Turnaround: (Required when travel distance exceeds 150 feet)
 1. Situation: Dead end road exceeds 150 feet in length and a turnaround is practical on the subject property.

Guideline: Require the turnaround
 2. Situation: Dead end road exceeds 150 feet in length and a turnaround is not practical on the subject property.

Guideline: Accept fire sprinklers in lieu of the turnaround.