

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Board of Forestry and Fire Protection
“VHFHSZ Non-Substantive Amendments”
Title 14 California Code of Regulations
Division 1.5, Chapter 7
Subchapter 2, Article 1

Subchapter 2. SRA/VHFHSV Fire Safe Regulations

§ 1270.00. Title.

These regulations shall be known as the “SRA/VHFHSZ Fire Safe Regulations,” and shall constitute the basic wildfire protection standards of the California Board of Forestry and Fire Protection.

Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4102, 4126, 4127 and 4290, Public Resources Code.

§ 1270.01. Purpose.

(a) These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones as defined in Government Code § 51177(i) (VHFHSZ).

(b) The future design and construction of structures, subdivisions and developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles.

1 (c) These measures shall provide for emergency access; signing and building
2 numbering; private water supply reserves for emergency fire use; and vegetation
3 modification. The fire protection standards which follow shall specify the minimums for
4 such measures.

5
6 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290
7 and 4291, Public Resources Code.

8
9
10
11 **§ 1270.02. Scope.**

12 (a) These regulations shall apply to:

13 (1) the perimeters and access to all residential, commercial, and industrial
14 building construction within the SRA approved after January 1, 1991, and those
15 approved after July 1, 2021 within the VHFHSZ, except as set forth below in
16 subsections (b) through (d), inclusive, and (f);

17 (2) the siting of newly installed commercial modulars, manufactured homes,
18 mobilehomes, and factory-built housing, as defined in Health and Safety Code
19 sections 18001.8, 18007, 18008, and 19971, except where being sited or
20 installed as an accessory or junior accessory dwelling unit as set forth in
21 subsection (d) below;

22 (3) all tentative and parcel maps or other developments approved after January
23 1, 1991; and

24 (4) applications for building permits on a parcel approved in a pre-1991 parcel or
25 tentative map to the extent that conditions relating to the perimeters and access

1 to the buildings were not imposed as part of the approval of the parcel or
2 tentative map.

3 (b) These regulations do not apply where an application for a building permit is filed
4 after January 1, 1991 for building construction on a parcel that was formed from a
5 parcel map or tentative map (if the final map for the tentative map is approved within the
6 time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent
7 that conditions relating to the perimeters and access to the buildings were imposed by
8 the parcel map or final tentative map approved prior to January 1, 1991.

9 (c) (1) At the discretion of the local jurisdiction, and subject to any requirements
10 imposed by the local jurisdiction to ensure reasonable ingress, egress, and
11 capacity for evacuation and emergency response during a wildfire, these
12 regulations shall not apply to the reconstruction or repair of legally constructed
13 residential, commercial, or industrial buildings due to a wildfire, to the extent that
14 the reconstruction or repair does not:

15 (A) increase the square footage of the residential, commercial, or
16 industrial building or buildings that previously existed; or

17 (B) change the use of the building or buildings that had existed previously;
18 or

19 (C) construct a new building or buildings that did not previously exist on
20 the site.

21 (2) Nothing in this subsection shall be construed to alter the extent to which these
22 regulations apply to the reconstruction or repair of a legally constructed
23 residential, commercial, or industrial building for reasons unrelated to a wildfire.

24 (d) These regulations do not apply to the creation of accessory or junior accessory
25 dwelling units that comply with Government Code sections 65852.2 or 65852.22, or any

1 local ordinances enacted thereunder, as applicable, including any local ordinances
2 requiring provisions for fire and life safety.

3 (e) Unless otherwise exempt pursuant to this subchapter, affected activities include, but
4 are not limited to:

5 (1) permitting or approval of new parcels, excluding lot line adjustments as
6 specified in Government Code (GC) section 66412(d);

7 (2) application for a building permit for new building construction;

8 (3) application for a use permit; and

9 (4) road construction.

10 (f) EXEMPTION: Roads used solely for agricultural, mining, or the management and
11 harvesting of wood products.

12
13 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290
14 and 4291, Public Resources Code.

15
16 **§ 1270.03. Provisions for Application of These Regulations.**

17 This subchapter shall be applied as follows:

18 (a) the local jurisdictions shall provide the Director of the California Department of
19 Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for
20 building permits, tentative parcel maps, tentative maps, and installation or use permits
21 for construction or development within the SRA or, after July 1, 2021, the VHFHSZ.

22 (b) the Director or their designee may review and make fire protection recommendations
23 on applicable construction or development permits or maps provided by the local
24 jurisdiction.

1 (c) the local jurisdiction shall ensure that the applicable sections of this subchapter
2 become a condition of approval of any applicable construction or development permit or
3 map.

4

5 Note: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290
6 and 4291, Public Resources Code.