



MONTECITO FIRE PROTECTION DISTRICT

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TO: PROPERTY OWNERS AND ALL INTERESTED PARTIES

FROM: CHIEF KEVIN WALLACE, MONTECITO FIRE PROTECTION DISTRICT

RE: MEETING CURRENT CODE REQUIREMENTS WHEN REBUILDING DAMAGED OR DESTROYED STRUCTURES

The Montecito Fire Protection District (the District) is responsible for implementing the 2007 California Fire Code through adoption and enforcement of ordinances and standards set forth in the Montecito Fire Protection Plan (“Plan”). The Plan sets forth a number of code regulations related to roofing materials, vegetation management, access requirements, water supply, and automatic sprinklers. As many who have lost their homes in the recent Tea Fire are beginning the rebuild process, it is of paramount importance to be mindful of these issues to ensure properly located and designed structures. Given the District’s unique climatic, topographic, and geologic conditions, adherence to the specific code requirements is critical for the protection of lives and property, and the overall health and safety of the community.

To assist in evaluating the Plan, the following is a summary of some of the key code sections that should be reviewed and incorporated early in the rebuild process. The full text of the Plan is found under “Public Information” at the District’s website www.montecitofire.com in the 2007 California Fire Code. All new construction must meet the minimum requirements of the *current* Plan, and property owners and interested parties are urged to review the Plan in its entirety. Key elements of the Plan include:

ROOFING REQUIREMENTS

- All new roofing shall meet the requirements of “Class A” materials suitable for extreme fire exposure.
- Any replacement of existing roofing and/or additional new roofing which amounts to more than 25 % of the total roof area would require replacement of the entire roof with “Class A” materials.

ACCESS REQUIREMENTS

- For roads and driveways serving one residence, the minimum pavement width shall be 14 feet.
- For roads and driveways serving 2 to 4 residences, the minimum pavement width shall be 16 feet.

ACCESS REQUIREMENTS (continued)

- For roads and driveways serving more than 4 residences, the minimum pavement width shall be 20 feet.
- Roadway curves shall have a minimum outside radius of 40 feet.
- Turnarounds or hammerheads shall be provided for all dead-end roadways 100 feet in length or greater.
- Turnouts shall be provided every 200 feet.
- Access shall be provided to fire apparatus such that the maximum distance to the most remote part of structure is no greater than 200 feet.

WATER SUPPLY

- Hydrants shall be located no greater than 500 feet from the principal entrance to the structure.
- Minimum flow shall be no less than 500 gallons per minute at 20 PSI residual pressure, as described. Increased flow rates may be required for larger structures.
- Where municipal water mains are unavailable, dedicated private water tanks for fire suppression shall be required. The minimum tank size shall be 15,000 gallons. Larger tanks may be required for larger structures.

FIRE SPRINKLER SYSTEMS

- Fire sprinklers shall be required for all structures: (a) greater than 3500 square feet gross floor area; (b) greater than three miles from a fire station or greater than a five minute response time from a District fire station; or (c) where inadequate water supply for fire fighting exists.

Please note that prior to the issuance of a County Building Permit, a Fire Protection Certificate (FPC) must first be obtained from the District. Issuance of an FPC will be based on the finding that the proposed development is consistent with the Montecito Fire Protection Plan. District staff is available to assist and provide early review of proposed rebuilds for consistency with the Plan. Please feel free to contact our office with any questions.