City of Atascadero
Community Development Department

PUBLIC INFORMATION - BUILDING SERVICES

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SPECIAL CONSTRUCTION REQUIREMENTS FOR HIGH AND VERY HIGH FIRE SEVERITY ZONES

General: These regulations, based on Chapter 7A of the 2013 California Building Code and R327 of the 2013 CRC, apply to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within the High or Very High Fire Severity Zones in the City of Atascadero, as shown on the Fire Hazard Map of Atascadero, on file in the office of the Chief of the City Fire Department.

Exceptions:

1. Detached trellises, patio covers, gazebos and similar buildings, 450 sq ft or less in total sq ft, when open on all sides and located at least 10 feet from adjacent buildings.

2. Accessory structures not exceeding 120 square feet in floor area and exempt from a building permit per Section 105.2.

3. Agricultural buildings where located at least 50 feet from buildings containing habitable spaces on the same lot and 50 feet from an adjacent property line.

4. Additions or modifications to existing building whose first application for construction permit was submitted prior to October 5, 2004.

Roofing. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Roofing shall be minimum Class A. Wood roofing products shall not be installed on the exterior of any building. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

Vents. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces 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:

1. The dimensions of the openings therein shall be a minimum of $1/16^{th}$ inch and shall not exceed $1/8^{th}$ inch.

2. The materials used shall be noncombustible.

Exception: Vents located under the 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.

Ventilation openings on the underside of eaves and cornices: Vents shall not be installed on the underside of eaves and cornices.

Exceptions:

1. City approved special eave and cornice vents that resist the intrusion of flame and burning embers.
2. The attic space being vented is protected by a compliant fire suppression system.
3. The exterior wall is protected by materials approved for ignition resistant construction and the vent is more than 12 ft from the ground or walking surface of a deck, porch, patio or similar surface.

Exterior walls. The Exterior wall covering or wall assembly shall comply with one of the following requirements (does not apply to architectural trim, fascias or gutters):

1. Noncombustible material.
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 procedures for a 10-minite direct flame contact exposure test set forth in the SFM Standard 12-7A-1.

Exceptions:

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.

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

Open roof eaves. The exposed roof deck on the underside of unenclosed roof eaves shall meet the requirements of exterior walls:

Exceptions: The following materials do not require protection:

1. Solid wood rafter tails on the exposed underside of open roof eaves having a minimum minimal dimension of 2 inch.
2. Solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a minimum nominal dimension of 2 inch.
3. Gable end overhangs and roof assembly projection beyond an exterior wall other than at the lower end of the rafter tails.
4. Fascia and other architectural trim boards.

Enclosed roof eaves and roof eave soffits. The exposed underside of enclosed roof eaves having either 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, shall meet the requirements of exterior walls.

Exceptions:

1. Gable end overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails.
2. Fascia and other architectural trim boards.

Exterior porch ceilings. The exposed underside of exterior porch ceilings shall meet the requirements of exterior walls.

Exception: Architectural trim boards.

Floor projections. The exposed underside of exterior porch ceilings shall meet the requirements of exterior walls.

Exception: Architectural trim boards.

Underfloor protection and underside of appendages. The underfloor area of elevated or overhanging buildings and the underside of appendages shall meet the requirements of exterior walls.

Exception: Heavy timber structural columns and beams.

Exterior windows and exterior glazed doors. Exterior windows and exterior glazed door assemblies shall comply with one of the following:

1. Be constructed of multipane glazing with a minimum of one tempered pane, or
2. Be constructed of glass block units, or
3. Have a fire resistance rating of not less than 20 minutes.

Exterior doors. Exterior doors shall comply with one of the following:

1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
2. Shall be constructed of solid core wood that comply with the following:
   a. Stiles and rails shall not be less than 1 3/8” thick.
   b. Raised panels shall not be less than 1 ¼” thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8” thick.
3. Shall have a fire-resistance rating of not less than 20 minutes.

Decking. The walking surface of decks, porches, balconies and stairs shall comply with this section when any portion of such surface is within 10 ft of the building.

1. Ignition-resistant material.
2. Exterior fire retardant treated wood.
3. Noncombustible material.

Accessory structures. New accessory structures shall comply with this section.

Exceptions:

1. Detached trellises, patio covers, gazebos and similar structures, 450 sq ft or less, with open trellis roof or Class A roofing, when open on all sides and located at least 10 ft from adjacent buildings.
2. Accessory structures not exceeding 120 sq ft in floor area and exempt from a building permit per CBC Section 105.2, as amended.
3. Agricultural buildings where located at least 50 ft from buildings containing habitable spaces on the same lot and 50 ft from adjacent property lines.