

VISTA FIRE PROTECTION DISTRICT
CALIFORNIA WILDLAND-URBAN INTERFACE CODE



2026 California WUI Ordinance
ORDINANCE No. 2026-02

Effective January 1, 2026

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Section 1 ORDINANCE

AN ORDINANCE OF THE VISTA FIRE PROTECTION DISTRICT WHICH ADOPTS THE 2025 CALIFORNIA WUI CODE AND THE 2024 INTERNATIONAL WUI CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS

WHEREAS, Health & Safety Code section 17958 mandates that the Vista Fire Protection District shall adopt Ordinances or regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to Health & Safety Code section 17922; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California WUI Code based on the 2024 International WUI Code published by the International Code Council, hereinafter referred to collectively as the WUI Code; and

WHEREAS, the State of California is mandated by Health & Safety Code section 17922 to impose the same requirements as are contained in the 2025 California WUI Code based on the 2024 International WUI Code, together with the Vista Fire Protection District amendments, shall be the Vista Fire Protection District WUI Code for the purpose of prescribing regulations in the unincorporated territory of the County of San Diego and the boundaries of the Vista Fire Protection District; and

WHEREAS, code amendments adopted by the State of California shall take precedence over the 2024 International WUI Code language. The 2024 International WUI Code language shall be used for those code sections not adopted by the State; and

WHEREAS, local amendments adopted by the Vista Fire Protection District shall take precedence over both the 2024 International WUI Code and 2025 California WUI Code provisions; and

WHEREAS, Health & Safety Code section 17958.5 permits the Vista Fire Protection District to make such changes or modifications to the Codes as are reasonably necessary because of local conditions; and

WHEREAS, Health & Safety Code section 17958.7 requires that the Vista Fire Protection District before making any changes or modifications pursuant to section 17958.5 make express findings that such changes or modifications are needed due to local climatic, geological, or topographical conditions; and

WHEREAS, the Board of Directors of the Vista Fire Protection District does herewith find that the District has certain climatic, geological, and topographical features that can have a deleterious effect on emergency services such as fire protection and emergency medical services; and

WHEREAS, the Board of Directors of the Vista Fire Protection District finds that the modifications and changes to the 2024 International WUI Code and 2025 California WUI Code are reasonably necessary because of the following local climatic, geological, and topographical conditions as identified in Attachment A; and

WHEREAS, certain amendments to the 2025 California WUI Code and the 2024 International WUI Code serve to mitigate to the extent possible said deleterious effects; and

WHEREAS, sections 50022.1 through 50022.10, inclusive of the Government Code and section 13869 of the Health & Safety Code, provide authority for the adoption by reference of codes, or portion of such codes.

NOW THEREFORE, the Board of Directors of the Vista Fire Protection District does ordain as follows:

Section 2 ADOPTION

That the Board of Directors of the Vista Fire Protection District adopts as the WUI Code for the Vista Fire Protection District the following: the 2025 California Wildland-Urban Interface Code (California WUI), including appendices F & G, the 2024 International WUI Code (IWUIC) as referenced in Chapter 7 of California WUI, together with the District's amendments in this ordinance. This WUI Code is adopted for the protection of public health and safety. It includes definitions, provisions for the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings, requirements for permits and inspection for installing or altering systems, regulations for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use and maintenance of buildings and structures, including the installation, alteration or repair of new and existing fire protection systems and their inspection and provides penalties for violation of this code. Each and all of the regulations, provisions, penalties, conditions, and terms of the Vista Fire Protection District WUI Code on file in the office of the Vista Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 3 REVISED

That the following sections and chapters of the 2025 California WUI Code are hereby revised:

SEC. CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

The "California WUI Code" means the 2025 California Wildland-Urban Interface Code portion of the CBSC, including the IWUIC (2024 edition).

SEC. 1.1.12 Validity.

Section 1.1.12 of the California WUI Code is *revised* to read:

If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code. The Board of Directors declares that should any section, paragraph, sentence, or word of this chapter be declared invalid, for any reason it is the intent of this Board that it would have passed all other portions of this chapter independently of any portion that may be declared invalid.

DIVISION II SCOPE AND ADMINISTRATION

PART 1—GENERAL PROVISIONS

SEC. 101 SCOPE AND GENERAL REQUIREMENTS

Sec. 101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of Vista Fire Protection District, hereinafter referred to as “this code.”

Sec. 101.2 Scope. *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface (WUI) Area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the Wildland-Urban Interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

Sec. 101.3.1 Application. *New buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new buildings with residential, commercial, educational, institutional, or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings.*

Exceptions:

1. *Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
2. *Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
4. *New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*
5. *Additions to and remodels of buildings originally constructed prior to July 1, 2008.*

Sec. 101.3.1.1 Application date and where required.

New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:

Moderate Fire Hazard Severity Zones.

High Fire Hazard Severity Zones.

Very-High Fire Hazard Severity Zones.

Land designated as a Very-High Fire Hazard Severity Zone by cities and other local agencies.

Land designated as a Wildland-Urban Interface Area by cities and other local agencies.

Exceptions:

1. *New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with this code.*
2. *New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area or any Wildland-Urban Interface Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this chapter:*
 - 2.1 *Section 507.1 – Roofing.*
 - 2.2 *Section 504.10 – Attic Ventilation.*

Sec. 101.6 Maintenance. Buildings, structures, landscape materials, vegetation, defensible space, or other devices or safeguards required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner’s authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials, and vegetation.

SEC. 102 APPLICABILITY

Sec. 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction, or other requirements, the most restrictive shall govern.

Sec. 102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

Sec. 102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building, or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety, and general welfare.

SEC. 102.14 REPEAL OF CONFLICTING ORDINANCES, RESOLUTIONS OR MOTIONS.

Section 102.14 is added to the California WUI Code to read:

Sec. 102.14 Repeal of conflicting ordinances, resolutions, or motions. All former ordinances, resolutions or motions or parts thereof, conflicting, or inconsistent with the provisions of this chapter are repealed.

SEC. 103.1 CREATION OF AGENCY

Section 103.1 is added to the California WUI code and reads as follows:

Sec. 103.1 Creation of Agency. The Vista Fire Protection District is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

PART 2—ADMINISTRATION AND ENFORCEMENT

SEC. 104 DUTIES AND POWERS OF THE CODE OFFICIAL

SEC. 104.2.3. MODIFICATIONS.

Section 104.2.3 of the California WUI Code is *revised* to read:

Sec. 104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications in accordance with Section 104.2.3.1

Sec. 104.2.3.1 Individual cases, The fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. *The applicant's request for a modification shall state the specific sections(s) for which a modification is requested, material facts supporting the contention of the applicant, the details of the modification or mitigating measure proposed and, if applicable, a map showing the proposed location and citing of the modification or mitigation measure.* The details of action granting modifications shall be recorded and entered in the files of the code compliance agency.

SEC. 104.6 NOTICES AND ORDERS

Section 104.6 of the California WUI Code is *revised* to read:

Sec. 104.6 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 109.2.

SEC. 104.8.1 LEGAL DEFENSE

Section 104.8.1 of the California WUI Code is *revised* to read:

Sec. 104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representatives of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit, or proceeding that is instituted in pursuance of the provisions of this code; *and any officer of the Department of Fire Prevention, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.*

SEC. 104.12 COST RECOVERY.

Section 104.12 is added to the California WUI Code to read:

Sec. 104.12 Cost recovery. The purpose of this section is to establish authority to obtain reimbursement from responsible individuals for the expenses of any emergency response and/or enforcement action by the fire department to protect the public from criminal or negligible activities, and from fire or hazardous substances.

Sec. 104.12.1 Reimbursement required. In accordance with the Health and Safety Code section 13000 et seq., an individual who acts negligently or in violation of the law and thereby requires the jurisdiction to provide an emergency response to a danger posed by a fire or hazardous substance shall be liable for reimbursement to the agency for the costs incurred. In accordance with Government Code sections 53150 through 53158, any individual who is under the influence of an alcoholic beverage or any drug or the combined influence of an alcoholic beverage or any drug, and whose negligent operation of a motor vehicle, boat or vessel or civil aircraft caused by that influence

proximately causes any incident and thereby requires the agency to provide an emergency response shall reimburse the agency for the cost incurred.

SEC. 104.13 EXPENSE RECOVERY.

Section 104.13 is added to the California WUI Code to read:

Sec. 104.13 Expense recovery. The fire code official may impose a fee for recovery of expenses incurred to enforce the fire prevention provisions of this code.

SEC. 109 INSPECTION AND ENFORCEMENT

Section 109.3.7.2 of the California WUI Code is *revised* to read:

Sec. 109.3.7.2 Notice of violation. Violations, penalties, and responsibility for compliance. *It shall be unlawful for any person, as defined in section 12.115 of the County Code of Regulatory Ordinances, to use any property or erect, construct, enlarge, alter, repair, move, remove, improve, convert, demolish, equip, use, occupy or maintain any building or structure, or vacant land or cause the same to be done, contrary to or in violation of any of the provisions of this chapter. A property owner shall be considered to have allowed any use or improvement of property occupied by or under the dominion and control of the owner and shall be responsible for the discontinuance and removal of any violation of the County WUI Code. This responsibility shall include property leased to another person. A property owner shall also be responsible for the discontinuance and removal of any violation of the County WUI Code that existed on the property prior to the current owner's purchase of the property.*

AMENDMENT TO SECTION 109.3.7.2

The Vista Fire Protection District adopts the following code amendment:

Sec. 109.3.7.2 Violations, penalties, and responsibility for compliance. Any person who shall violate any of the provisions of this code or standards hereby adopted or fail to comply therewith, or who shall violate or fail to comply with any order made there under, or who shall build in violation of any detailed statement or specification or plans submitted and approved there under, or any certificate or permit issued there under, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the attorney for the Vista Fire Protection District or by a court of competent jurisdiction within the time fixed herein, shall severally for each and every violation and non-compliance respectively, be guilty of an infraction or misdemeanor, punishable by a fine not exceeding \$1,000.00 or by imprisonment in County Jail not exceeding six (6) months, or both. The imposition of one penalty of any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SEC. 112 APPEALS.

Section 112 of the California WUI Code is *revised* to read:

Sec. 112.1 Regional Fire Appeals Board established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, *including the granting or denial of modifications*, there shall be and is hereby created a *Regional Fire Appeals Board (Appeals Board)*. *The Appeals Board shall adopt rules*

of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. A copy shall also be sent to the Building Official or other decision maker for the project, whichever is appropriate.

Sec. 112.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The *Appeals Board* shall not have authority to waive requirements of this code.

Sec. 112.3 Qualifications. The *Appeals Board* shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions, or fire protection systems and are not employees of the jurisdiction.

Sec. 112.4 Appeals procedures. *This section establishes appeal procedures of an order, decision or determination (collectively, "determination") made by the fire code official, including the granting or denial of appeals.*

Sec. 112.4.1 Appeals of determinations regarding building permits. *The County, fire agency or project applicant may appeal a determination made by the fire code official related to a project for which a building permit is required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the fire code official's determination should be upheld, overruled, or modified. The Building Official may not waive the requirements of this code, except as authorized by the code and is subject to the same requirements and restrictions in the code that applied to the fire code official. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board's recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board's recommendation. The Building Official's decision shall be final.*

Sec. 112.4.2 Appeals of determinations regarding discretionary permits. *The County, the fire agency or the project applicant may seek review of the fire code official's determination by the Appeals Board by filing a request for review with the Appeals Board within 30 days of the fire code official's determination. When reviewing a fire code official's determination pursuant to this subsection, the Appeals Board shall act in an advisory capacity. The Appeals Board shall review the fire code official's determination and make a recommendation to uphold, overrule, or modify the fire code official's determination. The Appeals Board shall render its recommendation to the County decision maker or decision-making body for consideration with the application for the discretionary permit.*

Sec. 112.4.3 Appeals of determinations for matters other than building permits or discretionary permits.

- (a) **Areas outside a fire protection district.** Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the Appeals Board within 30 days of the fire code official's final determination. The Appeals Board shall review the fire code official's determination and make a recommendation to uphold, overrule, or modify the fire code official's determination. The Appeals Board's determination shall be final.
- (b) **Areas inside a fire protection district.** Any affected party may appeal a determination made by the fire code official regarding a matter for which a building permit or discretionary permit is not required by filing an appeal in writing with the fire protection district's Board of Directors within 30 days of the fire code official's final determination. The Board of Directors shall review the fire code official's determination and make a recommendation to uphold, overrule, or modify the fire code official's determination. The Board of Director's determination shall be final.

Sec. 112.5 Regional Fire Appeals Board.

- (a) *The Appeals Board members shall consist of the following:*
- *Two representatives from the San Diego County Fire Districts Association.*
 - *Two chief officers from CAL FIRE.*
 - *One fire marshal from the unincorporated area of the County.*
- (b) *The Appeals Board shall not include a representative from the agency whose fire code official made the determination that is being appealed. An alternate for the regular member(s) of the Appeals Board shall be designated to serve in this situation.*
- (c) *Three members shall constitute a quorum for the transaction of business, and three affirmative votes shall be necessary to render a recommendation.*

If the Appeals Board recommends a modification to this code for an individual case, a copy of the recommendation and findings along with a map showing the proposed modification and mitigating measures shall be forwarded to the Unit Chief of CAL FIRE, San Diego/Imperial Unit.

SEC. 113.4 FAILURE TO COMPLY

Section 113.4 of the California WUI Code is revised to read:

Sec. 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

AMENDMENT TO SECTION 113.4

The Vista Fire Protection District adopts the following code amendment:

Sec. 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that the person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 or more than \$1,000.00.

CHAPTER 2 DEFINITIONS

SEC. 201 GENERAL

Sec. 201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

Sec. 201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

Sec. 201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in *the California Building Code, California Existing Building Code, California Fire Code, California Electrical Code, California Mechanical Code or California Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

Sec. 201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SEC. 202 DEFINITIONS

Section 202 of the California WUI Code is *revised* to read:

ACCESSORY STRUCTURE. A building or structure is used to shelter or support any material, equipment, chattel, or occupancy other than a habitable building.

AGRICULTURE. (*applicable to CCR, Title 14 provisions only*). Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances. [CCR Title 14 §1270.01(a)]

APPLICABLE BUILDING. A building that has residential, commercial, educational, institutional, or similar occupancy type use.

APPROVED. Acceptable to the code official.

APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services, or furnishing product evaluation or certification where such organization has been approved by the code official.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

BUILDING OFFICIAL. means the Director of the Planning and Development Services or any person appointed or hired by the Director to administer or enforce the County's planning and construction standards. The building official duties shall include plan checking, inspections, and code enforcement.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

COMBUSTIBLE VEGETATION. means material that in its natural state will readily ignite, burn, and transmit fire from native or landscape plants to any building or other vegetation. Combustible vegetation includes dry grass, brush, weeds, litter, or other flammable vegetation that creates a fire hazard.

CRITICAL FIRE WEATHER. A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten firefighter safety.

DEAD-END ROAD. A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

DEFENSIBLE SPACE. *is an area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur. Distance measurements for defensible space shall be measured on a horizontal plane.*

DRIVEWAY. *(applicable to CCR, Title 14 provisions only). A vehicular pathway route that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings. [CCR Title 14 §1270.01(i)]*

DWELLING. A building that contains one or two dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes.

EXTERIOR WALL ASSEMBLY. *A system, including the exterior wall covering, framing, and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space; from the detrimental effects of the exterior environment.*

EXTERIOR WALL COVERING. *A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, facias, gutters and leaders.*

FIRE CHIEF. *The fire chief is one of the following:*

- (a) The person appointed by the Board of Supervisors to serve as fire chief in the unincorporated areas not within a fire protection district.*
- (b) The chief officer of a fire protection district.*
- (c) The Fire Warden or her or his delegated representative when enforcing section 96.1.5608.1 of the 2026 County Consolidated Fire Code.*

FIRE CODE OFFICIAL. *The Fire Warden or her or his delegated representative, the fire chief or a duly authorized representative, or other person as may be designated by law, appointment or delegation and charged with the administration and enforcement of this Chapter.*

FIRE-FLOW CALCULATION AREA. The floor area, in square feet (square meters), is used to determine the adequate water supply.

FIRE HAZARD SEVERITY ZONES. *Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.*

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled “State Responsibility Area Fire Hazard Severity Zones,” dated September 29, 2023.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for a Wildland-Urban Interface (WUI) area. It describes ways to minimize and mitigate *potential for loss from wildfire exposure.*

FIRE WEATHER. Weather conditions are favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See “Critical fire weather.”

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FIRE-SMART VEGETATION. *Plants, shrubs, trees, and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation, and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.*

[Note: The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation. (Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book)]

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 or UL 723.

FUEL. *Any combustible material, including petroleum-based products, cultivated landscape plants, grasses, weeds, and wildland vegetation.*

FUEL BREAK. *(applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production [CCR Title 14 §1270.01(n)]*

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of *nonfire-smart* vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories and may include surface fuels or total fuels.

GREEN BELT. *(applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]*

GREENWAYS. *(applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]*

HAMMERHEAD/T *(applicable to CCR, Title 14 provisions only). A “T” shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]*

HAZARDOUS LAND USE. *(applicable to CCR, Title 14 provisions only). A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not*

limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]

HAZARDOUS MATERIALS. As defined in the *California Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *California Building Code*.

IGNITION RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from burning embers and small flames.

LOCAL RESPONSIBILITY AREA (LRA). *Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also State Responsibility Area (SRA).*

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE ROOF COVERING. A roof covering consisting of any of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

OPEN SPACE EASEMENT. *means any right or interest in perpetuity or for a term for years in open-space land, as that term is defined in Government Code section 51051, acquired by the County, a city or a non-profit organization where the instrument granting the right or interest imposes restriction on use of the land, to preserve the land for public use or enjoyment of the natural or scenic character of the land.*

OPEN SPACE PRESERVE *means open-space land, as that term is defined in Government Code section 65560(b), for the preservation of natural resources, managed production of resources, outdoor recreation, public health and safety, buffer for military installation or the protection of cultural resources.*

OUTBUILDING *(applicable to CCR, Title 14 provisions only). Buildings or structures that are less than 120 square feet (11.15 m²) in size and not used for human habitation. An “Outbuilding” is not a “Building” or “Structure” as defined herein. [CCR Title 14 §1299.02(c)]*

PEER REVIEW. An independent and objective technical review conducted by an approved third party.

RAFTER TAIL. *The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.*

REGISTERED DESIGN PROFESSIONAL. An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

RESIDENTIAL UNIT (applicable to CCR, Title 14 provisions only). Any building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered residential units. [CCR Title 14 §1270.01(w)]

RIDGELINE (topography) (applicable to CCR, Title 14 provisions only). The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds. [CCR Title 14 §1270.01(x)]

ROAD (applicable to CCR, Title 14 provisions only). A public or private vehicular pathway to more than four (4) residential units, or to any industrial or commercial occupancy. [CCR Title 14 §1270.01(y)]

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation, or a vapor retarder.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification, or appearance.

ROOF COVERING SYSTEM. See “Roof assembly.”

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.

ROOF EAVE. The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either “open” or “enclosed.” Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have 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.

ROOF EAVE SOFFIT. An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

SLOPE is the variation of terrain from the horizontal; the number of feet, rise or fall per 100 feet, measured horizontally, expressed as a percentage. Regardless of manufactured cut, fill, or natural slope.

STATE RESPONSIBILITY AREA (SRA). Lands that are classified by the Board of Forestry pursuant to Public Resources Code Section 4125 where the financial responsibility of preventing and suppressing forest fires is primarily the responsibility of the state.

STRATEGIC RIDGELINE (applicable to CCR, Title 14 provisions only). A ridgeline identified pursuant to Title 14 §1276.02(a) that may support fire suppression activities or where the preservation of the ridgeline as undeveloped would reduce fire risk and improve fire protection. [CCR Title 14 §1270.01(dd)]

STRUCTURE. That which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SUBDIVISION. The division of a tract, lot, or parcel of land into two or more lots, plats, sites, or other divisions of land.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNDEVELOPED RIDGELINE (applicable to CCR, Title 14 provisions only). A ridgeline with no building. [CCR Title 14 §1270.01(ii)]

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

VERTICAL CURVE (*applicable to CCR, Title 14 provisions only*). A curve at a high or low point of a road that provides a gradual transition between two road grades or slopes. [CCR Title 14 §1270.01(kk)]

WILDFIRE. An uncontrolled fire spreading through vegetative fuels *that threatens to destroy life, property, or resources as defined in Public Resources Code Sections 4103 and 4104.*

WILDFIRE EXPOSURE. *One or a combination of radiant heat, convective heat, direct flame contact and burning embers being projected by vegetation fire to a structure and its immediate environment.*

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines, and similar facilities.

WILDLAND-URBAN INTERFACE AREA. *A geographical area identified by the state as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, and other areas designated by the enforcing agency to be at a significant risk from wildfires.*

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CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SEC. 401.3.2 FIRE APPARATUS ACCESS MODIFICATIONS

Section 401.3.2 is added to the California WUI Code to read:

Sec. 401.3.2 Fire apparatus access modifications. Plans for the modification of fire apparatus access road shall be submitted to the fire code official for review and approval prior to construction or modification of any fire apparatus road.

SEC. 403 FIRE APPARATUS ACCESS ROADS

Section 403 of the California WUI Code is *revised* to read:

Sec. 403.1 General. Fire apparatus access roads shall be provided and maintained in accordance with Sections 403.1.1 through 403.1.3.

Fire apparatus access roads shall be provided and maintained in compliance with this section and the most recent edition and any amendments thereto, of public and private road standards as adopted by the County of San Diego (San Diego County Standards for Private Roads and Public Roads, San Diego County Department of Public Works). The fire code official may modify the requirements of this section if the modification provides equivalent access.

Sec. 403.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building, hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 - 1.1 The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the 2026 County Fire Code.
 - 1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, non-negotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
 - 1.3 There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Sec. 403.1.2 Secondary Access. *The fire code official is authorized to require more than one fire apparatus road when a new subdivision is proposed, and the maximum allowable dead-end road length is exceeded (Sec. 403.2.5.1). In addition, the fire code official may determine additional fire apparatus access roads are required on other proposed projects. This requirement is based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access. When additional fire apparatus roads are necessary as mitigation for the exceedance of maximum allowable dead-end road length, the additional fire apparatus access road must be remote from the primary fire apparatus road as determined by the fire code official. Remoteness is in Appendix D of 2025 CFC. A subdivision as*

defined in California WUI is, The division of a tract, lot, or parcel of land into two or more lots, plats, sites, or other divisions of land.

Sec. 403.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32 of the CFC.

Sec. 403.2.1 Dimensions. *The dimensions of fire apparatus access roads shall be in accordance with the following:*

- (a) *Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except as provided in section 403.2.1 for single-family residential driveways serving no more than two residential parcels, which shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separate lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.*
- (b) *Fire apparatus access roads that are public or private roads which are provided or improved as a result of a Tentative Map, Tentative Parcel Map or a Major/Minor Use Permit shall have the dimensions as set forth by the County of San Diego Standards for Public and Private Roads.*
- (c) *All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.*
- (d) *Vertical clearances or road widths shall be increased when the fire code official determines that vertical clearances or road widths are not adequate to provide fire apparatus access.*
- (e) *Vertical clearances or road width may be reduced when the fire code official determines the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced, approved signs shall be installed and maintained indicating the amount of vertical clearance.*
- (f) *Driveways exceeding 150 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 600 feet, turnouts shall be provided no more than 400 feet apart.*
- (g) *For buildings that are more than 35 feet in height, a 35-foot unobstructed fire lane shall be provided. Unless otherwise approved by the fire code official. Fire apparatus access roads shall have an unobstructed width of not less than 35 feet when within laddering distance of buildings exceeding 35 feet in height. The access road shall be set back from buildings exceeding two stories in height such that the centerline of the fire access road shall be equal to 1/4 the difference in elevation from the fire access road to the roof. The building's curbside access roads serving buildings over two stories in height but less than 44 feet in height shall be permitted to be up to 10 feet away from the building.*

Sec. 403.2.2 Authority to increase minimums. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Sec. 403.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (*not less than 75,000 lbs. unless authorized by the fire code official*) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities. *The paving and sub-base shall be installed to the standards specified in the County of San Diego Parking Design Manual. A residential driveway constructed of 3½" Portland cement concrete may be installed on any slope up to 20% provided that slopes over 15% have a deep broom*

finish perpendicular to the direction of travel to enhance traction. The fire code official may allow a surfacing material of 6 inches of compacted decomposed granite on fire apparatus access roads with a slope of 10% or less in areas allowed by the San Diego County Standards for Private Roads.

Sec. 403.2.4 Roadway radius. The horizontal inside radius of a fire apparatus access road shall comply with the County of San Diego Public and Private Road Standards. The horizontal inside radius of any public or private driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official. The length of vertical curves of fire apparatus access roads shall not be less than 100 feet, or as approved by the fire code official.

Sec. 403.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around emergency apparatus.

Sec. 403.2.5.1 Dead end roads turn-around required. A cul-de-sac or other approved turn-around shall be provided in residential areas where the fire apparatus access roads serve 3 or more parcels. The minimum unobstructed radius width for a cul-de-sac in a residential area shall be 36 feet paved, 40 feet graded, or as approved by the fire code official. The fire code official shall establish a policy identifying acceptable turnarounds for various project types. See Annex A & B for illustrations.

Sec. 403.2.5.2 Dead-end roads. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

(Title 14 SRA 1273.08 Ref.)

| <u>ZONING FOR PARCEL SERVED BY DEAD-END ROAD(s)</u> | <u>CUMULATIVE LENGTH OF DEAD-END ROAD(s)</u> |
|---|--|
| Parcels zoned for less than 1 acre | 800 feet. |
| Parcels zoned for 1 acre to 4.99 acres | 1,320 feet. |
| Parcels zoned for 5 acres to 19.99 acres | 2,640 feet. |
| Parcels zoned for 20 acres or larger | 5,280 feet. |

All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals. Each dead-end road shall have a turnaround approved by the fire code official and constructed at its terminus.

A turnaround shall be provided to all building sites on driveways over 150 feet in length and shall be within fifty (50) feet of the building.

Sec. 403.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits and clearance limitations shall be posted at both entrances to bridges where required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained where required by the fire code official.

Sec. 403.2.6.1 Bridges with one traffic lane. *When approved by the fire code official, private bridges providing access to not more than two residential dwellings may have one 12-foot-wide travel lane and it shall provide for unobstructed visibility from one end to the other, and turnouts shall be provided at both ends.*

Sec. 403.2.7 Grade. *The gradient for a fire apparatus access roadway shall not exceed 15.0%. The fire code official may allow roadway grades up to 20.0% provided that the roadway surface conforms to section 403.2.3. The fire code official may require additional mitigation measures.*

Sec 403.2.7.1 Cross-Slope. *The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.*

Sec. 403.2.8 Angles of Approach and Departure. *The angles of approach and departure for fire apparatus access roads shall not exceed 7 degrees (12 %) for the first 30' or as approved by the fire code official and shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section.*

Sec. 403.2.9 Roadway Turnouts. *When required by the fire code official, turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. (Title 14 SRA 1273.06)*

Exception: *The minimum width of the turnout may be reduced to 10 feet wide when the fire code official determines the reduction does not impair access by fire apparatus.*

Sec. 403.3 Marking. *When required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.*

Sec. 403.3.1 Fire Lane Designation. *Where the fire code official determines that it is necessary to ensure adequate fire access, the fire code official may designate existing roadways as fire apparatus access roads as provided by Vehicle Code section 22500.1.*

Sec. 403.4 Obstruction of fire apparatus access roads. *Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum road widths and clearances established in sections 403.2.1 and 403.2.2 shall be maintained at all times.*

Sec. 403.4.1 Traffic calming devices. *Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.*

Sec. 403.5 Required gates or barricades. *The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other access ways, not including public streets, alleys, or highways. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.*

Sec. 403.5.1 Secured gates and barricades. *When required, gates and barricades shall be secured as approved by the fire code official. Roads, trails, and other access ways that have been*

closed and obstructed in the manner prescribed by section 403.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

Sec. 403.5.2 School fences and gates. *School grounds may be fenced, and gates therein may be equipped with locks, provided that safe dispersal areas based on three square feet per occupant are located between the school and the fence. Such required safe dispersal areas shall not be located less than 50 feet from school buildings.*

Every public and private school shall conform to Education Code section 32020, which states:

The governing board of every public school district and the governing authority of every private school, which maintains any building used for the instruction or housing of school pupils on land entirely enclosed (except for building walls) by fences or walls, shall, through the cooperation of local law enforcement and fire protection agencies having jurisdiction of the area, provide for the erection of gates in these fences or walls. The gates shall be of sufficient size to permit the entrance of ambulances, police equipment and fire-fighting apparatus used by law enforcement and fire protection agencies. There shall be no less than one access gate and there shall be as many of these gates as needed to ensure access to all major buildings and ground areas. If these gates are equipped with locks, the locking devices shall be designed to permit ready entrance by the use of chain or bolt-cutting devices with which the local law enforcement and fire protection agencies may be equipped.

Sec. 403.6 Security gates. *No person shall install a security gate or security device across a fire apparatus access road without the fire code official's approval.*

- 1. An automatic gate across a fire access road or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.*
- 2. A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.*
- 3. An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure with "fail open" and "fail secure" options enabled to prevent entrapment.*
- 4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.*
- 5. When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.*
- 6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.*

7. *All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.*
8. *Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.*

SEC. 404 WATER SUPPLY.

Section 404 of the California WUI code is *revised* to read:

Sec. 404.1 General. *An approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.*

Sec. 404.2 Required water supply.

An approved water supply capable of supplying the required fire flow for structural fire protection and wildland fire exposure shall be provided to the premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction in accordance with Section 507 of the California Fire Code.

Sec. 404.3 Draft sites. *Approved draft sites shall be provided at natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.*

Sec. 404.3.1 Access. *The draft site shall have emergency vehicle access from an access road in accordance with Section 403.*

Sec. 404.3.2 Pumper access points. *The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway not longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.*

Sec. 404.4 Hydrants. *Hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official. *The number and spacing of fire hydrants shall be in accordance with Appendix C or CC of the California Fire Code, as applicable.**

Sec. 404.4.1 Fire hydrant and fire valve location. *The fire hydrant or fire valve shall be between 14 to 24 inches above grade, no closer than 4 feet nor further than 10 feet from the roadway, and 10 feet from combustible vegetation.*

SEC. 404.5 TYPE OF WATER SUPPLY

Section 404.5 of the California WUI Code is *revised* to read:

Sec. 404.5 Type of water supply. *A water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains, or other fixed systems, as approved by the fire code official, capable of providing the required fire flow. *In setting the requirements for fire flow, the fire code official shall follow section 507.3 or Appendix B of the CFC, or the standard published by the Insurance Service Office, "Guide for Determination of Required Fire Flow."**

Sec. 404.5.1 Private fire service mains. *Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as referenced in Chapter 80 of CFC.*

Sec. 404.5.2 Waterline Extensions. The fire code official shall require a waterline extension for the purpose of installing a fire hydrant if a water main is 1,500 feet or less from the property line.

Exception: *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

Sec. 404.5.3 Water tanks. Water tanks for private residential fire protection, authorized by the fire code official, shall comply with Table 404.5.3 and be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. Water tanks for commercial fire protection, when authorized by the fire code official, shall be installed in accordance with the NFPA 22 edition referenced in Chapter 80 of CFC. *Water tanks are only allowed as determined by the fire code official if a letter from the applicable water district is provided stating that the district would not be able to provide service (proper fire flow) if the water line were extended and a hydrant installed.*

| TABLE 404.5.3 | | | |
|---|--|-----------------------------|-----------------------------|
| RESIDENTIAL WATER TANK REQUIREMENTS (with NFPA 13D Sys.) | | | |
| Building Square Feet | Gallons Per Minute Water Flow | Capacity Gallons | Duration Minutes |
| 0 - 3600 | 250 | 7,500 | 30 |
| Over 3600 | 250 | 15,000 | 60 |

When the exposure distance is one hundred feet (100') or less from an adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.

1. Tank bottom elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the FAHJ. Tank size may be increased to serve multiple structures on a single parcel. The bottom of the water storage tank shall be level with or above the building pad.
2. Supply outlet shall be at least one-4 inch in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall have an approved means of controlling water flow. The fire department connection shall be at least one-4-inch National Standard Thread (male), reduced to one- 2½ inch National Standard Thread (male). Additional outlets may be required.
3. Location of fire department outlet shall be shown on the plot plan when submitted to the FAHJ. Consideration will be given to topography, elevations, and distance from structures, driveway access, prevailing winds, etc.

4. The outlet shall be located along a fire apparatus access roadway and shall not be closer than 50 feet or further than 150 feet from the structure unless approved by the FAHJ.
5. All exposed tank supply pipes shall be listed for above-ground use as per the NFPA 13 edition referenced in Chapter 80 of CFC. Adequate support shall be provided.
6. Water storage tanks shall be constructed from materials approved by the NFPA 22 edition referenced in Chapter 80 of CFC and installed per manufacturer instructions.
7. Plans shall be submitted to the FAHJ for approval prior to tank installation. Tanks shall be installed as per County Zoning setback requirements. See “Annex F” example plan submittal.
8. Vessels previously used for products other than water shall not be allowed.
9. All underground piping serving the fire department connection shall be listed and approved as per the NFPA 24 edition referenced in Chapter 80 of CFC.

SEC. 404.6 FIRE FLOW

Section 404.6 of the California WUI Code is *revised* to read:

Sec. 404.6 Fire Flow - Fire flow requirements shall be based on Appendix B of the California Fire Code or the standard published by the Insurance Services Office, “Guide for Determination of Required Fire Flow.” Consideration should be given to increasing the gallons per minute to protect buildings and structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush, and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less than 2,500 – 3,000 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuel break requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

Sec. 404.7 Obstructions. Access to water sources required by this code shall be unobstructed at all times. The *fire department* shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment, or hydrants.

Sec. 404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment and hydrants shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions. *Each fire hydrant and access to a water supply shall be identified in accordance with one of the following:*

1. *Where located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches (73 mm) shall be located on the driveway address sign and mounted on a fire-retardant post.*
2. *Where located along an access road:*
 - 2.1 *A reflectorized blue marker, with a minimum dimension of 3 inches (73 mm), shall be mounted on a fire-retardant post. The signpost shall be within 3 feet (914 mm) of said fire hydrant with the sign no less than 3 feet (914 mm) nor greater than 5 feet (1524 mm) above ground, in a horizontal position and visible from the driveway.*

2.2 *As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.*

3. *Fire department connections shall be identified by a reflective green marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.*

Sec. 404.9 Testing and maintenance. Water sources, draft sites, hydrants, and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards.

Sec. 404.10 Reliability. Water supply reliability shall comply with Sections 404.10.1 through 404.10.3.

Sec. 404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

Sec. 404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps, and pump houses in accordance with Section 603.

Sec. 404.10.3 Standby power. Standby power shall be provided to pumps, controllers, and related electrical equipment so that stationary water supply facilities within the wildland-urban interface area that are dependent on electrical power can provide the required water supply. The standby power system shall be in accordance with Section 2702 of the California Building Code, and Section 1203 of the California Fire Code. The standby power source shall be capable of providing power for not less than 2 hours.

Exceptions:

1. Where approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground.
2. A standby power supply is not required where the stationary water supply facility serves not more than one single-family dwelling.

SEC. 405 PREMISES IDENTIFICATION

Section 405 of the California WUI Code *revised* to read:

Sec. 405.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½-inch (12.7 mm) *for residential buildings, 8 inches high with a 1-inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings.* Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Sec. 405.2 Street or road signs. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather-resistant and be maintained until replaced by permanent signs. *All new public roads, all private roads within major subdivisions and all private road easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.*

Sec 405.2.1 Traffic Access Limitations. *Signs identifying traffic access limitations shall be placed at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation.*

Sec. 405.3 Easement address signs. *A road easement which is not named differently from the roadway from which it originates shall have an address sign installed and maintained listing all street numbers occurring on that easement. The sign shall be located where the easement intersects the named roadway. The numbers on the sign shall contrast with the background and have a minimum height of 4 inches and a minimum stroke of 1/2-inch.*

Sec. 405.4 Directory map. *A lighted directory map acceptable to the FAHJ, shall be installed at the driveway entrance to a residential multi-family project or a mobile home park, with more than 15 units.*

Sec. 405.5 Response map updates. *Any new development which necessitates updating emergency response maps due to new structures, hydrants, roadways, or similar features shall be required to provide map updates in a format compatible with current department mapping services and shall be charged a reasonable fee for updating all response maps.*

SEC. 406 EMERGENCY KEY ACCESS.

Section 406 is added to the California WUI Code to read:

Sec. 406 Emergency key access. All central station-monitored fire detection systems and automatic sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner or occupant shall provide and maintain current keys for any structure for fire department placement in the box and shall notify the fire department in writing when the building is re-keyed.

CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS

SEC. 503 IGNITION-RESISTANT CONSTRUCTION AND MATERIAL

Section 503.1 of the California WUI Code is *revised* to read:

Sec. 503.1 General. Buildings and structures hereafter constructed, modified, or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with *Chapter 5*. Materials required to be ignition-resistant *building* materials shall comply with the requirements of Section 503.2.

Exceptions:

1. *New accessory buildings and miscellaneous structures complying with Section 504.11.*
2. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*

SEC. 504 IGNITION-RESISTANT CONSTRUCTION

Sec. 504.3 Protection of enclosed eaves.

Section 504.3 of the California WUI is *revised* to read:

The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:

1. Noncombustible materials.
2. 2-inch (51 mm) nominal dimension lumber *when tongue and grooved*.
3. Materials approved for not less than 1-hour fire resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL263.

Facias are required and shall be ignition-resistant *building materials, fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code*, materials approved for not less than 1-hour fire-resistance-rated construction or 3-inch (51 mm) nominal dimension lumber.

Sec. 504.3.1 Protection of open eaves.

Section 504.3.1 of the California WUI is *revised* to read:

The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. *Noncombustible material.*
2. *2-inch (51 mm) nominal dimension lumber when tongue and grooved.*
3. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
4. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*

Facias, if provided, shall be of fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 3-inch (51 mm) nominal dimension lumber.

Sec. 504.4 Gutters and downspouts.

Section 504.4 of the California WUI code is *revised* to read:

Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter *and shall be non-combustible*.

Sec. 504.5 Exterior walls.

Section 504.5 of the California WUI is *revised* to read:

Shall be constructed as per 2025 California Building Code Chapter 6 and are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1:

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

Sec. 504.5.2 Exterior Wall Coverings

Section 504.5.2 of the California WUI is revised to read:

Exterior wall coverings shall comply with the following requirements:

1. *Noncombustible material.*

Sec. 504.7 Projections.

Section 504.7 of the California WUI is revised to read:

Unenclosed accessory structures attached to buildings with habitable spaces and projections, *other than* decks, shall be heavy timber construction or constructed of one of the following:

1. *Noncombustible materials.*
2. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
3. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
4. *The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
5. *The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

Sec. 504.7.1 Underside of projections.

Section 504.7.1 of the California WUI is revised to read:

The underside of projections shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall be protected by one or more of the following *and at the base of all posts and walls there shall be 6" inches vertical non-combustible coverings:*

Exception: Structural columns, beams, rafters, joists, and blocking are not required to be protected in accordance with Section 504.7.1. Constructed with sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of *6-inch* nominal for columns, *4-inch* nominal for beams, rafters, and joists, *and 3-inch nominal for blocking*. Sawn or glue-laminated planks shall be *2-inch* nominal splined, tongue-and-groove, or set close together and well spiked.

1. *Noncombustible material.*
2. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
3. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
4. *The underside of a floor assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*
5. *The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.*

Sec. 504.7.3.2 Decking surfaces.

Section 504.7.3.2 of the California WUI is revised to read:

The walking surface material of decks, porches, balconies, and stairs shall be constructed with any of the following materials:

1. *Material that complies with the performance requirements of Section 504.7.3.3 when tested in accordance with ASTM E2632 and ASTM E2726.*
2. *Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section 503.2.4.*
3. *Noncombustible material.*
4. *Any material that complies with the performance requirements of SFM Standard 12-7A-4A and any attached exterior wall covering is noncombustible or ignition-resistant building materials.*

Exception: *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*

5. *Any material that complies with the performance requirements of Section 504.7.3.4 when tested in accordance with ASTM E2632 and any attached exterior wall covering is noncombustible or ignition-resistant building materials.*

Exception: *Wall material shall be permitted to be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements of ASTM E84 or UL 723 with a Class B flame spread index.*

Sec. 504.8 Exterior glazing.

Section 504.8 of the California WUI code is revised to read:

Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be constructed of any of the following:

1. *Multilayered glazed panels with at least two panes of tempered glass complying with Section 2406 of the California Building Code.*
2. *Glass block.*
3. *Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9 and shall be exempt from the hose stream test.*

Sec. 504.9 Exterior doors.

Section 504.9 of the California WUI code is revised to read:

Exterior doors shall be constructed in accordance with any of the following:

1. *Noncombustible construction.*
2. *Solid-core wood not less than 1¾ inches thick (44 mm).*
3. *The exterior door shall be constructed of solid core wood that complies with the following requirements:*
 - 3.1 *Stiles and rails shall not be less than 1 3/8 inches (35 mm) thick.*
 - 3.2 *Raised panels shall not be less than 1¼ inches (32 mm) thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch (10 mm) thick.*
4. *Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.*

Windows within doors and glazed doors shall be in accordance with Section 504.8.

Sec. 504.10.4 Retrofitting Non-Compliant Vents.

Section 504.10.4 is added to the code.

Sec. 504.10.4 Retrofitting Non-Compliant Vents. *Where an addition, alteration, or roof modification takes place, non-compliant WUI vents shall be upgraded and/or retrofitted to resist the intrusion of flames and embers.*

SEC. 507 REPLACEMENT OR REPAIR OF ROOF COVERINGS

Section 507 of the California WUI Code is *revised* to read:

Sec. 507.1 General. *The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 50 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction specified Sections 504.2 and 504.2.1. All portions of a roof covering applied during an addition, alteration or repair to an existing structure shall meet at least a Class A fire classification.*

SEC. 602 FIRE PROTECTION PLANS

Section 602 of the California WUI Code is *revised* to read:

Sec. 602.1 General. *The code official is authorized to require the owner or owner's authorized agent to provide a fire protection plan for either a ministerial building permit project (in accordance with Sections 602.1.1 through 602.3.2), or a discretionary project (in accordance with Section 602.4).*

Sec. 602.1.1 Ministerial Building Permit Project. *The fire protection plan shall be prepared to determine the acceptability of fire protection and life safety measures designed to mitigate wildfire hazards presented for the property under consideration.*

The fire protection plan shall be prepared by a registered design professional, qualified landscape architect, qualified fire safety specialist, or similar specialist acceptable to the code official and shall analyze the wildfire risk of the building, project, premises, or region to recommend necessary changes.

The code official is authorized to require a preliminary fire protection plan prior to the submission of a final fire protection plan.

Sec. 602.2 Contents. *The fire protection plan shall be based on a project-specific wildfire hazard assessment that includes considerations of location, topography, aspect, climatic and fire history.*

The plan shall identify conformance with all applicable state wildfire protection regulations, statutes, and applicable local ordinances, whichever are more restrictive.

The plan shall address fire department access, egress, road and address signage, water supply in addition to fuel reduction in accordance with Public Resources Code (PRC) 4290; the defensible space requirements in accordance with PRC 4291 or Government Code 51182; and the applicable building codes and standards for wildfire safety. The plan shall identify mitigation measures to address the project's specific wildfire risk and shall include the information required in Sections 602.3 through 602.3.2.

Sec. 602.3 Project information. *The final fire protection plan shall be reviewed and approved prior to start of construction.*

Sec. 602.3.1 Preliminary fire protection plan. *When a preliminary fire protection plan is submitted, it shall include, at a minimum, the following:*

1. *Total size of the project.*

2. *Information on the adjoining properties on all sides, including current land uses, and if known, existing structures and densities, planned construction, natural vegetation, environmental restoration plans, roads, and parks.*
3. *A map with all project boundary lines, property lines, slope contour lines, proposed structure foundation footprints, and proposed roads and driveways. The map shall identify project fuel modification zones and method of identifying the fuel modification zone boundaries.*

Sec. 602.3.2 Final fire protection plan. *Final fire protection plan shall include items listed in Section 602.3.1 and the following:*

1. *A map identifying all proposed plants in the fuel modification zones with a legend that includes a symbol for each proposed plant species. The plan shall include specific information on each species proposed, including but not limited to:*
 - 1.1. *The plant life-form;*
 - 1.2. *The scientific and common name; and*
 - 1.3. *The expected height and width for mature growth.*
2. *Identification of irrigated and non-irrigated zones.*
3. *Requirements for vegetation reduction around emergency access and evacuation routes.*
4. *Identification of points of access for equipment and personnel to maintain vegetation in common areas.*
5. *Legally binding statements regarding community responsibility for maintenance of fuel modification zones.*
6. *Legally binding statements to be included in covenants, conditions, and restrictions regarding property owner responsibilities for vegetation maintenance.*

Sec. 602.4 Discretionary Project. *A Fire Protection Plan shall be prepared for discretionary projects located within High and/or Very High Fire Hazard Severity Zones as identified in the map adopted by the State Fire Marshal or Fire District. A Fire Protection Plan is also required for large projects (an occupant load of 100 or more) or where the site has topographic, geographic, and/or combustible vegetation conditions that require detailed review and analysis, regardless of Fire Hazard Severity Zone, as determined by the code official.*

The Fire Protection Plan for a discretionary project shall be prepared in accordance with the 2024 County of San Diego Fire Protection Plan Guidelines, and the preparer (consultant) must be on the County of San Diego CEQA Consultants List for Privately Initiated Projects for Fire Protection Planning.

SEC. 603 VEGETATION PLAN

Section 603 of the California WUI Code is revised to read :

Sec. 603.1 General. *Planting of vegetation for new landscaping shall be selected to reduce vegetation in proximity to a structure and to maintain vegetation as it matures.*

Sec. 603.2 Application. *All new plantings of vegetation in State Responsibility Area (SRA) and Local Responsibility Areas (LRA) designated as a Fire Hazard Severity Zone shall comply with Sections 603.3 through 603.4.2.1.*

Sec. 603.3 Landscape plans. *Landscape plans shall be provided to the FAHJ or a designated third party for any new construction and or addition for residential and commercial buildings or accessory thereof. Plans shall be submitted and approved prior to any framing inspection. In addition, plans shall be provided when modifications occur to any previously approved landscape plan or to the*

Building Ignition Zones. when required by the code official. The landscape plan shall include development and maintenance requirements for the vegetation management zone adjacent to structures and roadways, and to provide significant fire hazard reduction benefits for public and firefighting safety.

Sec. 603.3.1 Contents. *Landscape plans shall contain the following:*

1. *Plans shall be prepared by a California Licensed Landscape Architect, Architect, or Civil Engineer. A landscape designer could prepare planting plans only (not irrigation) for a single-family residence but would need one of the above professionals to stamp the plans verifying compliance with the regulations.*
2. *Provide plans with a readable (Engineer or Architect) scale.*
3. *Delineation of fuel modification zones and Home Ignition Zones with a general description of the zone's dimensions and character.*
4. *Describe and show existing vegetation on plan.*
5. *Designate irrigated areas on the plan.*
6. *Include a Plant Legend with both botanical and common names for existing and proposed plant material.*
6. *Define all symbols, site amenities, features, and shaded areas, etc. used on the plans.*
7. *Draw all plant symbols of what the full mature canopy size will be.*
8. *Include quantities of trees and large shrubs being proposed.*

Sec. 603.3.2 Landscaping Installation. *All landscaping shall be installed per the approved plan by the FAHJ or their third-party designee prior to final inspection for issuance of certificate of occupancy.*

Sec. 603.4 Vegetation. *All new vegetation shall be drought tolerant and fire-smart vegetation in accordance with this section.*

Exception: *Trees classified as nonfire-smart vegetation complying with Section 603.4.2.1.*

To be considered fire-smart vegetation, it must meet at least one of the following:

1. *Be identified as fire-smart vegetation in an approved book, journal or listing from an approved organization.*
2. *Be identified as fire-smart vegetation by a licensed landscape architect with supporting justification.*
3. *Plants considered fire-smart vegetation and approved by the local enforcing agency.*

Sec. 603.4.1 Shrubs. *All new plantings of shrubs shall comply with the following:*

1. *Shrubs shall not exceed 6 feet (1829 mm) in height.*
2. *Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet (3048 mm).*
3. *Shrub groupings shall be separated from other groupings a minimum of 15 feet (4572 mm).*
4. *Shrub groupings shall be separated from structures of a minimum of 30 feet (9144 mm).*
5. *Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet (3048 mm), whichever is greater.*
6. *Ornamental grasses shall be planted a minimum 5 feet from any structure.*

Sec. 603.4.2 Trees. *Trees shall be managed as follows within the 50'foot zone (15240 mm) of a structure:*

1. *New trees shall be planted and maintained so that the tree's drip line at maturity is a minimum of 10 feet (3048 mm) from any combustible structure.*
2. *The horizontal distance between crowns of new trees and crowns of adjacent trees shall not be less than 10 feet (3048 mm).*
3. *Existing trees shall be trimmed to provide a minimum separation of 10 feet (3048 mm) away from roof lines, barbecues, fire pits, other heat or flame producing devices, chimney and stovepipe outlets per California Code of Regulations, Title 14, Section 1299.03.*
4. *For streetscape plantings, all non-fire resistive trees shall be planted so that the center of the tree trunk is 20 feet from edge of curb. Fire resistive trees may be planted 10 feet from edge of curb to center of tree trunk.*

Sec. 603.4.2.1 Nonfire-smart vegetation. *New trees not classified as fire-smart vegetation, such as conifers, junipers, cypress, palms with fibrous tissues, pepper trees, acacia species, bamboo species and eucalyptus species and other species not deemed fire smart shall be permitted provided the tree is planted and maintained in accordance with one of the following:*

1. *The tree is planted so that the tree's drip line at maturity is a minimum of 50 feet (15240 mm) from an applicable building.*

SEC. 604 MAINTENANCE OF DEFENSIBLE SPACE

Section 604 of the California WUI Code is revised to read:

Sec. 604.1 General. *Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.*

Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291. Local Responsibility Areas (LRA) as required in Government Code Section 51182 or as amended by FAHJ or by section 604.6 Fuel Modification.

Sec. 604.2 Application. *Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:*

1. *All unincorporated lands are designated as a State Responsibility Area (SRA) or Local Responsibility Areas (LRA).*
2. *Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.*
3. *Land as a Wildland-Urban Interface (WUI) area in ordinance by a city or local agency.*

Sec. 604.3 Requirements. *Hazardous vegetation and fuels around all buildings and structures shall be maintained in accordance with the following laws and regulations:*

1. *Public Resources Code, Section 4291.*
2. *California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Article 3, Section 1299.03.*
3. *California Government Code, Section 51182.*
4. *California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.*

Sec. 604.4 Outbuildings. *Outbuildings shall have a minimum clearance of 10 feet (3048 mm) down to bare mineral soil in all directions. Vegetation more than 10 feet (3048 mm) but less than 20 feet (6096 mm) from outbuildings shall be fire-smart vegetation.*

Sec. 604.5 Disposal of flammable vegetation and fuels. *The disposal, including burning or removal to a site approved by the local jurisdiction, in consultation with the fire authority, of flammable*

vegetation and fuels caused by site construction, road and driveway construction shall be in accordance with all applicable laws and regulations. [CCR T14 §1276.05]

Sec. 604.6 Fuel Modification

A fuel modification zone shall be required around every building that is designed primarily for human habitation or use, or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 120 square feet and 50 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

- (a) When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. See Sec. 604.12 “Home Ignition Zones” See Annex D for “Fuel Modification.”
- (b) The fire code official may increase the fuel modification zone more than the 100-foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- (c) When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- (d) The building official and the FAHJ may provide lists of prohibited and recommended plants.
- (e) The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
- (f) When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
- (g) **Improved Property:** Property owners shall be permitted to clear all combustible vegetation within a one hundred (100) foot radius of all buildings and structures using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods and discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.
 - a. Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100’), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.
- (h) **Unimproved Property:** The owner and/or responsible party of any vacant parcel 1 acre or less in size located within the District shall, at all times, maintain the vacant parcel in compliance with the standards in the section. Any parcel that does not comply with the requirements of this section is hereby declared to be a public nuisance.
 - a. All weeds, grasses, or similar ground vegetation shall be cleared or trimmed and maintained at a height not exceeding 4” inches. Vegetation must be maintained

through methods such as mowing, thinning, trimming or by other means that leave the plant root structure intact to stabilize the soil.

- b. All dead, dying, or diseased vegetation shall be removed.
- c. Vacant parcels that are located adjacent to a roadway shall comply with the defensible space requirements set forth in Section 604.7.
- d. Vacant parcels that are located adjacent to an improved parcel shall comply with defensible space requirements in Section 604.6 (g) as measured from the improvement on the improved parcel.

Sec. 604.7 Fuel modification of combustible vegetation from sides of roadways. The FAHJ may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or a public or private road adjacent to the property to establish a fuel modification zone. The FAHJ has the right to enter private property to ensure the fuel modification zone requirements are met.

Exception: The FAHJ may reduce the width of the fuel modification zone if it will not impair access.

Sec. 604.8 Responsibility for Maintenance of defensible space. Any person owning, leasing, controlling, operating, or maintaining a building or structure required to establish a fuel modification zone pursuant to Sec. 604.6 shall maintain the defensible space. The FAHJ may enter the property to determine if the person responsible is complying with this section. The FAHJ may issue an order to the person responsible for maintaining the defensible space directing the person to modify or remove non-fire-resistant vegetation from defensible space areas, remove leaves, needles and other dead vegetative material from the roof of a building, maintain trees as required by Sec. 604.3.2 or to take other action the FAHJ determines is necessary to comply with the intent of sections 604 et seq.

Sec. 604.9 Trees. Crowns of mature trees located within defensible space shall maintain a minimum horizontal clearance of 10 feet for fire resistant trees and 30 feet for non-fire resistive trees. Mature trees shall be pruned to remove limbs to maintain a vertical separation of three times the height of the lower vegetation or 6 feet, whichever is greater, above the ground surface adjacent to the trees. Dead wood and litter shall be regularly removed from trees. Ornamental trees shall be limited to groupings of 2-3 trees with canopies for each grouping separated horizontally as described in Table 604.9.

**TABLE 604.9
DISTANCE BETWEEN TREE CANOPIES**

| Distance between Tree Canopies by Percent Slope | |
|--|--|
| Percent of Slope | Required Distances Between Edge of Mature Tree Canopies (1) |
| 0 to 20 | 10 feet |
| 21 to 40 | 20 feet |
| 41 plus | 30 feet |

1. Determined from canopy dimensions as described in Sunset Western Garden Book (Current Edition)

Sec. 604.10 Orchards, Groves, or Vineyards

The Vista Fire Protection District adopts the following code amendment:

Sec. 604.10 Orchards, groves, or vineyards. All orchards, groves and vineyards shall be kept in a healthy state and free of combustible debris and vegetation, including dead or downed trees. A 10-foot firebreak shall be cleared around the perimeter of any orchard, grove, or vineyard. Dead grasses between rows of trees or vines shall be mowed.

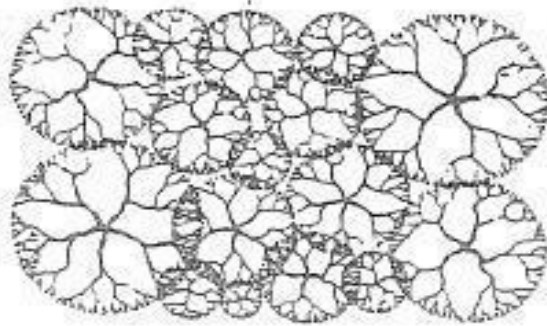
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Sec. 604.12 Building Ignition Zones:

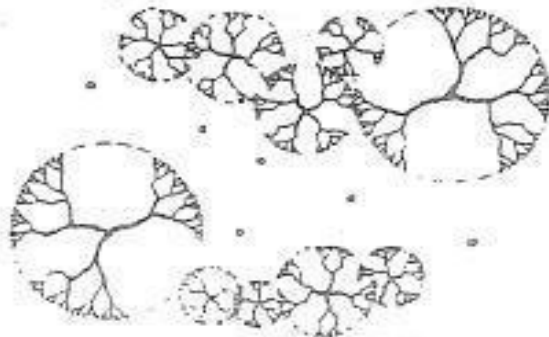
Sec. 604.12.1 Zone 0 “Immediate Zone” 0-5’ Meaning from exterior wall surface or patio, deck, or attachment to building or structure extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or non-combustible materials. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

Sec. 604.12.2 Zone 1 “Intermediate Zone” from Zone 0 to 50’ means from the immediate edge of Zone 0 extending out in a horizontal plane. This zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6” adjacent to Zone 0 and extending in a linear fashion up to a maximum of 18” at intersection with Zone 2. Vegetation in this zone shall be irrigated and not exceed 6’ in height and shall be moderate in nature as per Sec. 603.4. Firewood inside this zone shall be piled a minimum of 30’ away from all buildings and structures. Cords of firewood shall also be maintained at least 10’ from property lines and not stacked under tree canopies drip lines.

Sec. 604.12.3 Zone 2 “Extended Zone” from Zone 1 to 100’ means from the immediate edge of Zone 1 extending out in a horizontal plane for 50’. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground, so the lowest branches are 1/3 height of bush/tree/plant or up to 6’ off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum of 50% of the square footage of this area.



Before Thinning



After Thinning

SEC. 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Section 607 of the California WUI Code is *revised* to read:

Sec. 607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. *Firewood piles shall be located 30 feet or more from structures unless completely covered by fire-resistant material. Exposed wood piles located within the defensible space shall have a minimum clearance of ten feet (3048 mm) down to bare mineral soil in all directions.*

Sec. 607.2 Storage for off-site use. Firewood and combustible materials not for consumption on the premises shall be stored so as not to pose a hazard. See Appendix A.

SEC. 608 BUILDING SITING AND SETBACKS

Sec. 608.2.1 General fire setbacks. Buildings and structures shall be setback a minimum of 30 feet from property lines and biological open space easements unless existing permitted buildings and structures are located within 30 feet of the property line or the County Zoning Ordinance requires a greater minimum. When the property line abuts a roadway, the setback shall be measured from the centerline of the roadway.

Exception: When both the building official and the FAHJ determine that the hazard from a wildland fire is not significant or when the terrain, parcel size or other constraints on the parcel make the required setback infeasible.

Sec. 608.2.2 Fire setbacks adjacent to protected areas. Buildings and structures shall be setback a minimum of 100 feet from any property line adjacent to a national forest, state park, or open space preserve. This setback may be reduced when existing permitted buildings and structures are located within 100 feet of the property line or additional mitigation measures are employed that are satisfactory to both the FAHJ and the building official.

Sec. 608.2.3 Building and Structure setbacks from property lines. *The building official shall establish the minimum setbacks for locating a building and structure on a lot in a wildland-urban interface fire area. The setbacks may be greater than the minimum setbacks provided in the County Zoning Ordinance, when necessary to protect a building and structure from an unreasonable hazard from wildfire. Buildings and structures shall be setback a minimum of 100 feet from any onsite biological open space easement or other designated open space easement designed to protect sensitive habitat or resource, in accordance with Section 604.6(f).*

AMENDMENT TO SECTION 608.2.3

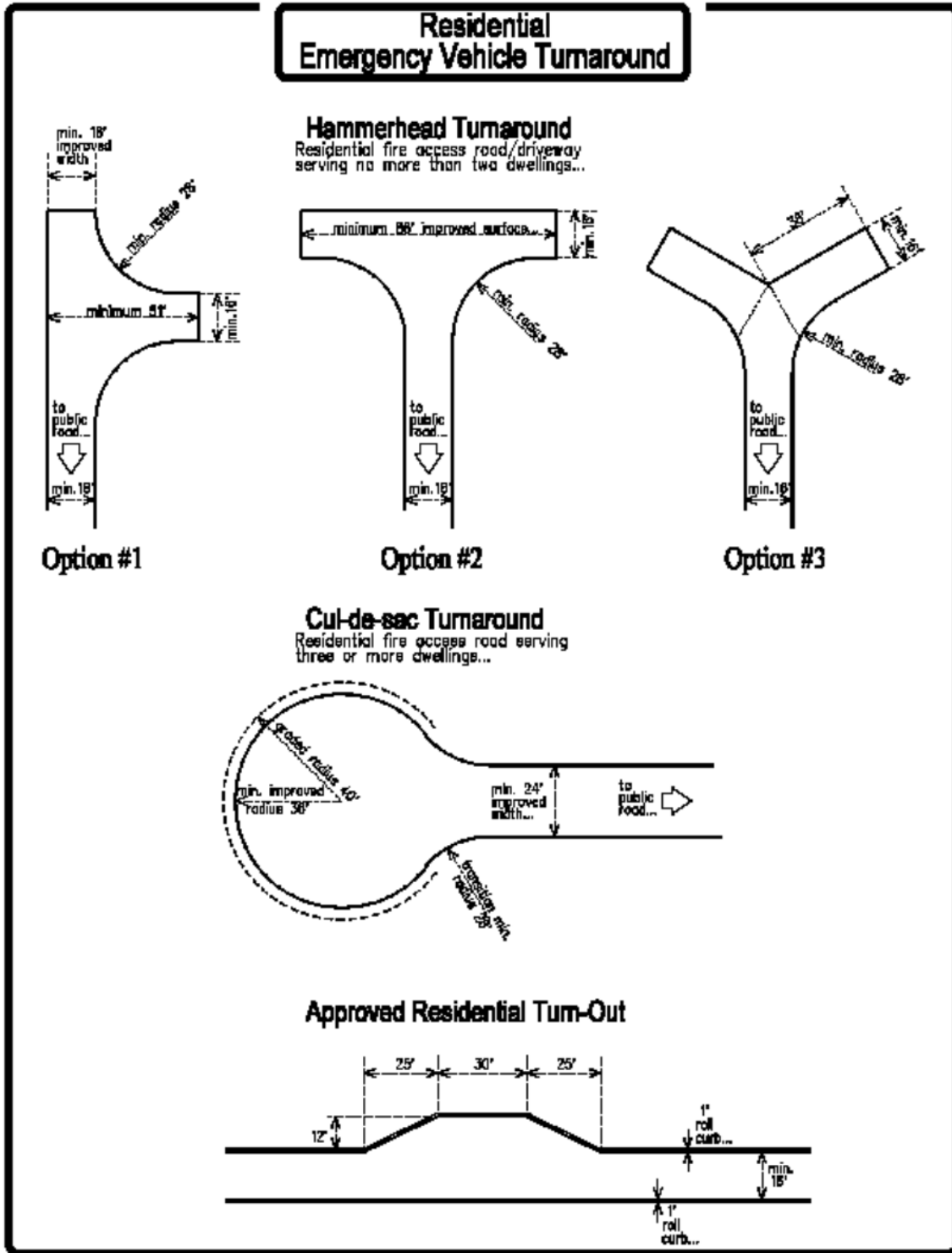
The Vista Fire Protection District adopts the following code amendment:

Sec. 608.2.3 Building and Structure setback from slope. Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

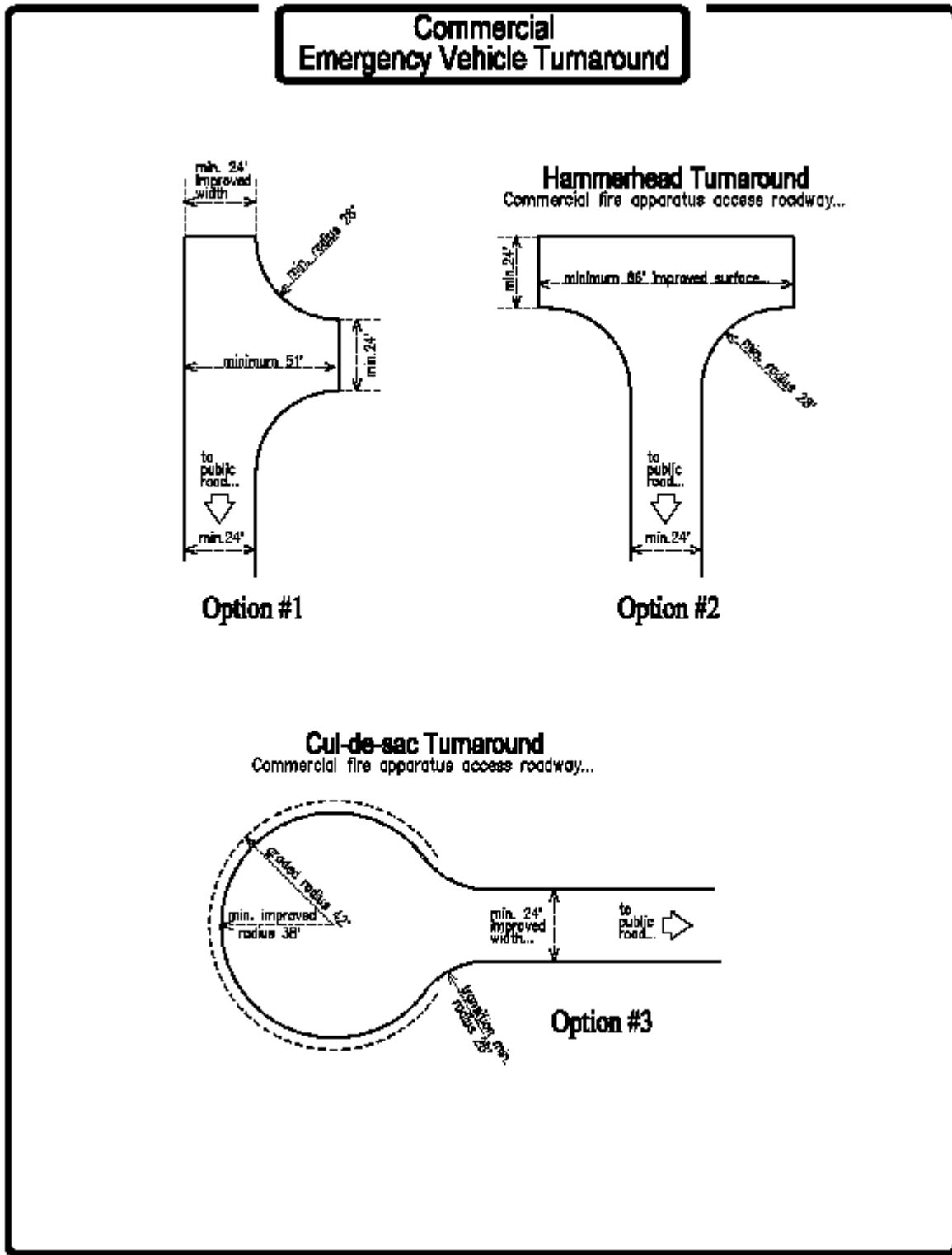
See Annex C for “Illustration of Slope.”

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ANNEX A RESIDENTIAL FIRE APPARATUS TURN AROUND
REFERENCED SEC. 403.2.5.1 DEAD ENDS



ANNEX B COMMERCIAL FIRE APPARATUS TURN AROUND
REFERENCED SEC. 403.2.5.1 DEAD ENDS



ANNEX C SLOPE CROSS SECTION MEASUREMENTS REFERENCED

SEC. 608.2.3

608.2.3 Building and Structure setback from slope. Single-story buildings or structures shall be setback a minimum 15 feet horizontally from top of slope to the farthest projection from the structure. A single-story building or structure shall be less than 12 feet above grade, measured from plate height. A two-story building or structure shall be setback a minimum of 30 feet horizontally from top of slope to the farthest projection from the structure. A two-story building or structure shall be greater than a 12-foot plate height but shall not exceed 35 feet in total height. Buildings and structures greater than two stories may require a greater setback as determined by the fire code official.

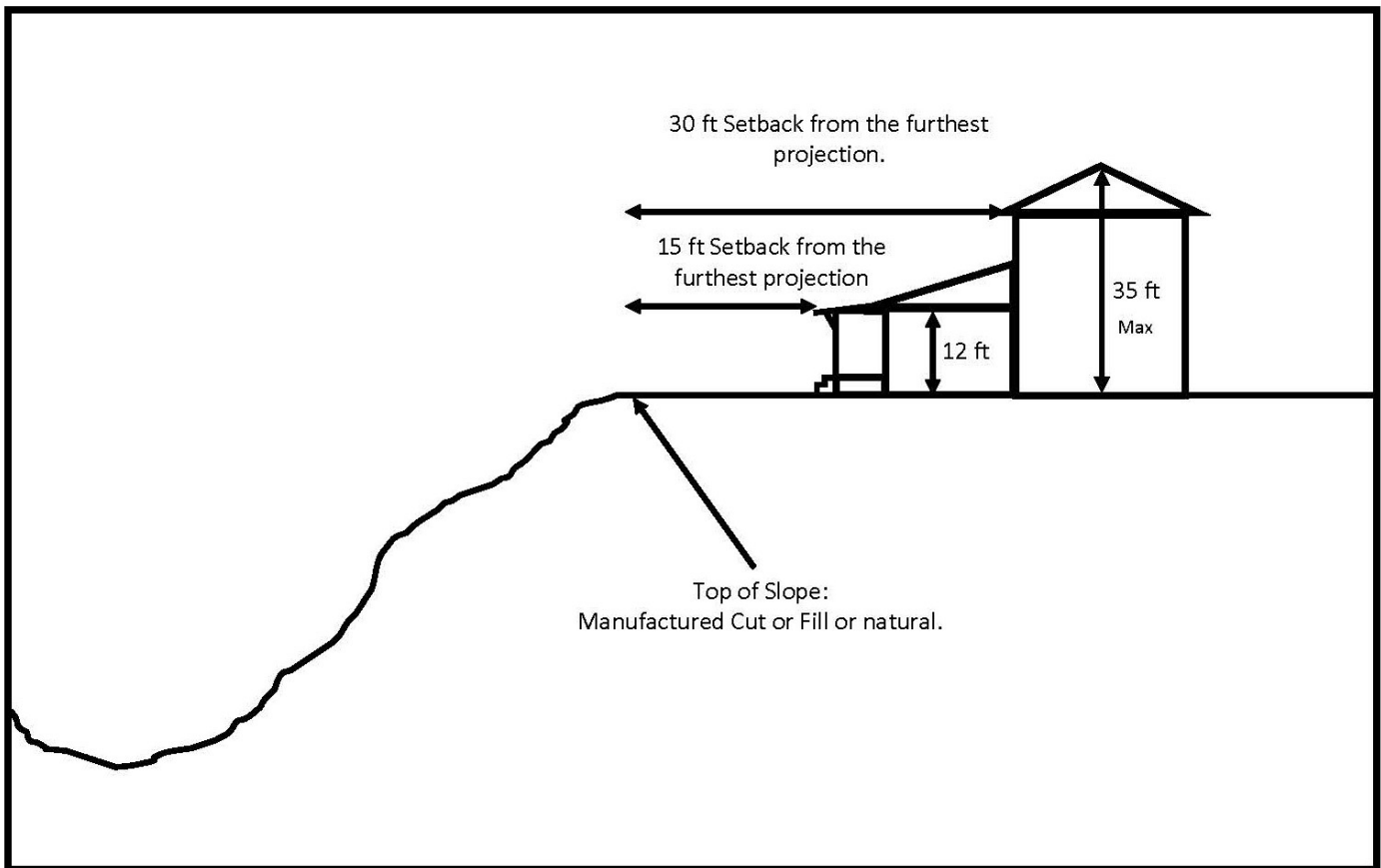


Figure 1. Top of Slope Setback

ANNEX D FUEL MODIFICATION ZONES MEASUREMENTS REFERENCED

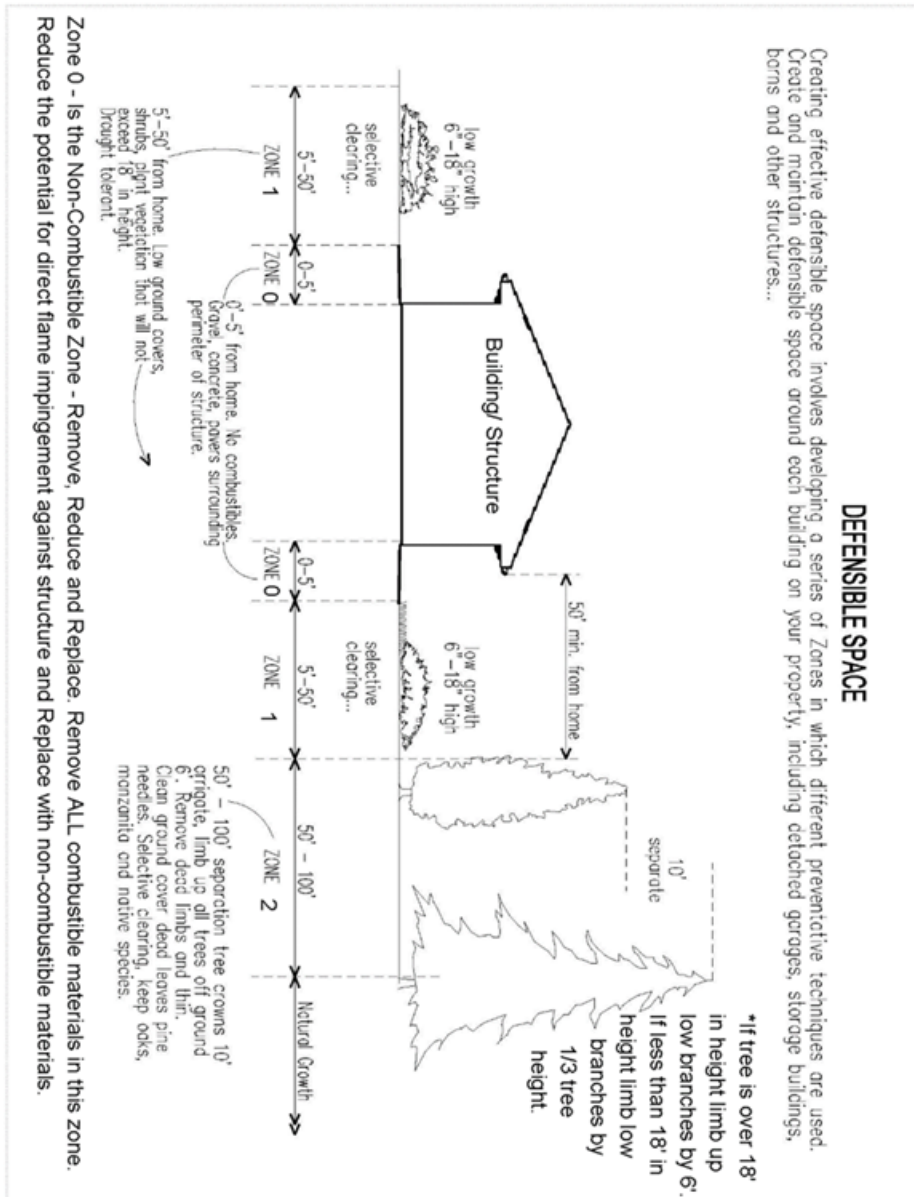
FIGURE 604.6

Create and maintain Zone 0 Non-Combustible Zone. Remove ALL Combustible materials: Vegetation, mulch, bark, sheds, fences attachments within this zone.

REMOVE – Combustible materials in this zone.

REDUCE – Potential for direct flame against building or structure.

REPLACE – Non-combustible materials acceptable to FAHJ.



ANNEX E DEFENSIBLE SPACE ORDINANCES AND UNINCORPORATED FIRE DISTRICTS MAP

Refer to the map on the following page to determine the appropriate Unincorporated Fire District. Defensible Space Ordinances differ depending on which fire district your property is located. Refer to the below web links to find the appropriate Defensible Space Ordinance. If your fire district is not listed below, please contact the appropriate fire code official for your fire district.

Alpine Fire Protection District

<https://www.alpinefire.org/files/a935a53b0/2016.01+Weed+Abatement+Ordinance.pdf>

Lakeside Fire Protection District

<https://lakesidefire.org/defensible-space/>

North County Fire Protection District

<https://www.ncfire.org/files/9c10be67f/Ordinance+2001-1+-+Weed+Abatement.pdf>

Rancho Santa Fe Fire Protection District

<http://www.rsf-fire.org/wp-content/uploads/2022/03/0.-Ord-2022-02-Weed-Abatement-Final.pdf>

Rincon Del Diablo Municipal Water District

<http://rinconwater.org/wp-content/uploads/2018/12/Water-Administrative-Code-rev-2017.pdf>

San Diego County Fire Protection District

<https://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/prevention/2011-defensible-space-ordinance.pdf>

San Marcos Fire Protection District

<https://www.san-marcos.net/departments/public-safety/fire-department/fire-prevention/ab38-defensible-space-inspections>

San Miguel Fire Protection District

<https://sanmiguelfire.specialdistrict.org/files/2f4b1b461/Ordinance+14-1+-+Weed+Abatement+%28signed%29.pdf>

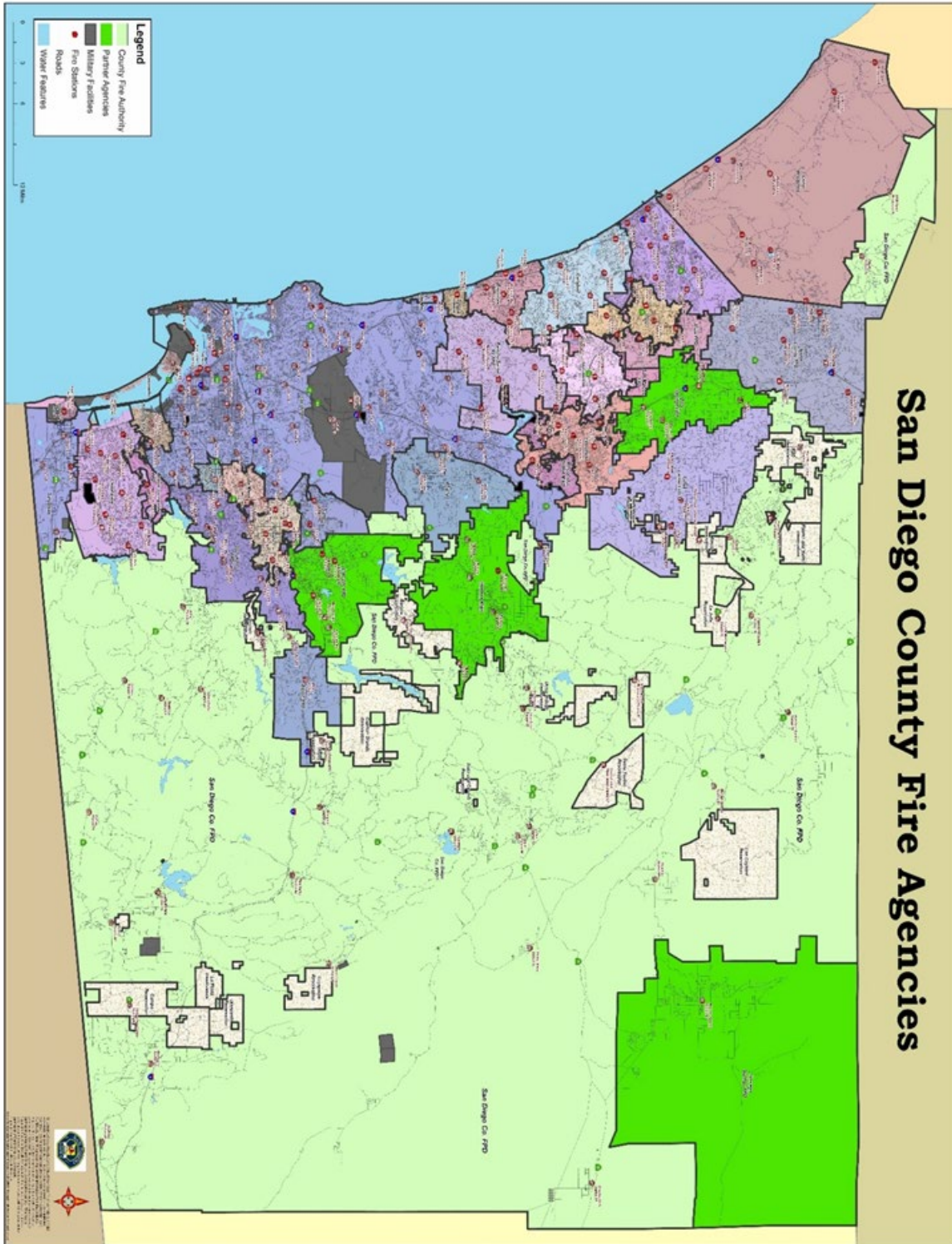
Valley Center Fire Protection District

<https://www.valleycenterfire.com/wp-content/uploads/2022/08/Ordinance-55-weed-abatement.pdf>

Vista Fire Protection District

<https://www.vistafireprotectiondistrict.org/files/91f67ad84/Ordinance+No.+2025-02+Vegetation+Management+Ordinance+-+Eff+May+16+2025.pdf>

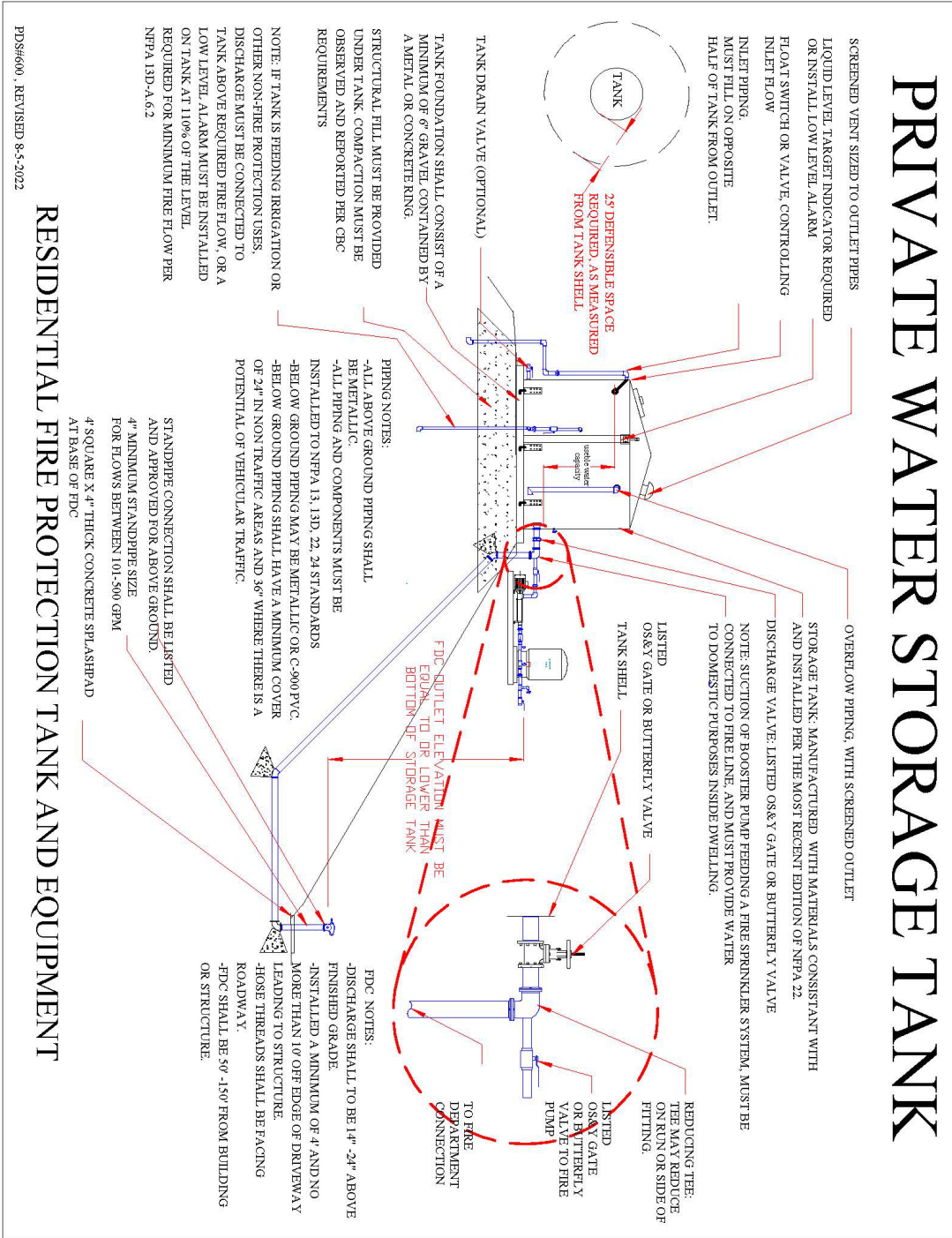
ANNEX E DEFENSIBLE SPACE ORDINANCES FIRE DISTRICTS MAP



ANNEX F PRIVATE WATER STORAGE TANK INSTALLATION REQUIREMENTS

Plans shall be submitted to the FAHJ for approval prior to the installation of water tank. All materials shall be listed and approved by the FAHJ. **Figure 404.5.3**

INDEX BY CODE SECTION



CONSOLIDATED WUI CODE

Differences:

1. Showed the language and text that is different from the California WUI Code and the County Code as shown in *Italics*. **(AM)**endments) **(AD)**ded)
2. Changed punctuation or a grammatical change. (Admin Changes)
3. Words were deleted or sections deleted. County amendments were not necessary as section was adopted in model code language. (Adopted model code language)
4. Revised or referenced texts. Changes from the previous code that have been **(R)**EVISED.
5. NO CHANGE **(NC)** means no changes made. Language is the same.
6. NEW – Means new image or section provided for clarity.
7. These sections and are substantially equivalent to changes or modifications previously filed by the governing body of the county were in effect as of 9/30/2025.
8. Does not apply to FPD ordinances only found in County Code language.

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|--|---------------------------------------|-----------------------------------|--|------------------------|------------|
| Section 1 | Section 1 | An Ordinance ratifying the 2026 Consolidated WUI Code for 12 Fire Protection Districts | AD | Section 1 | Section 1 | 10 | 4 |
| Sec 1.001 | Section 2 | Application of the County Consolidated Code | AD | | | 10 | 4 |
| Sec 1.002 | Section 2 | Explanation of the 2026 County Consolidated Code | AD | | | 10 | 4 |
| Sec. 96.1.001 | Sec. 96.2.001 | Adoption of County Amendments to the California WUI | AD | | Section 2 | 10 | 4 |
| | Sec. 96.2.001 | Amendment to Section 96.2.001 | AD | | | 5, 6, 8, 9, 11, 12, 13 | 4 |
| Sec. 96.1.002 | Sec. 96.2.002 | Explanation of California WUI to 2025 California WUI Code | AD | Section 2 | Section 2 | 10 | 4 |
| Sec. 96.1.003 | Sec. 96.2.003 | Explanation of County California WUI Code adding 96.2 | AD | | | 10 | 4 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|---|---------------------------------------|-----------------------------------|--|-----------------|------------|
| Sec. 96.1.006 | Sec. 96.2.006 | Deletions, Revisions, Additions and Numerical Explanation | AD | | | 10 | 8 |
| Sec. 96.1.101.5 | Sec. 96.2.1.1.12 | Validity | R | | Sec. 1.1.12 | 10 | 5 |
| | Sec. 96.2.101 | Scope and General Requirements | AD | | Sec. 101 | 10 | 6 |
| | | Title | AD | | Sec. 101.1 | 10 | 6 |
| | | Scope | AD | | Sec. 101.2 | 10 | 6 |
| | | Application | AD | | Sec. 101.3.1 | 10 | 6 |
| | | Application date and where required | AD | | Sec. 101.3.1.1 | 10, 11, 13 | 1, 4, 6 |
| | | Maintenance | AD | | Sec. 101.6 | 10, 11, 13 | 1, 4, 6 |
| | Sec. 96.2.102 | Applicability | AD | | Sec. 102 | 10 | 7 |
| | | General | AD | | Sec. 102.1 | 10 | 5 |
| | | Other Laws | AD | | Sec. 102.2 | 10 | 5 |
| | | Matters not provided for | AD | | Sec. 102.6 | 10 | 5 |
| Sec. 96.1.102.13 | Sec. 96.2.102.14 | Repeal of Conflicting Ordinances, Resolutions or Motions | AD | Sec. 102.13 | Sec. 102.14 | 10 | 4, 7 |
| | Sec. 96.2.103.1 | Creation of Agency | AD | | Sec. 103.1 | 10 | 6 |
| | Sec. 96.2.104 | Duties and Powers of the Code Official | AD | | Sec. 104 | 10 | 5 |
| Sec. 96.1.104.9 | Sec. 96.2.104.2.4 | Modifications | R | | Sec. 104.2.3 | 10 | 4, 7 |
| | Sec. 96.2.104.2.3.1 | Individual Cases | R | | Sec. 104.2.3.1 | 10 | 1, 4 |
| Sec. 96.1.104.13 | Sec. 96.2.104.12 | Cost Recovery | AD | Sec. 104.13 | Sec. 104.12 | 10 | 4, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)eleate | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|--|--|-----------------------------------|--|-----------------|------------|
| Sec. 96.1.104.13.1 | Sec. 104.12.1 | Reimbursement Required | AD | Sec. 104.13.1 | Sec. 104.12.1 | 10 | 4, 7 |
| Sec. 96.1.105.3.9 | Sec. 96.2.104.13 | Expense Recovery | AD | Sec. 105.3.9 | Sec. 104.13 | 10 | 5, 7 |
| | Sec. 96.2.109 | Inspection and Enforcement | AD | | Sec. 109 | 10 | 5 |
| Sec. 96.1.111 | Sec. 96.2.112 | Appeals | R | Sec. 111 | Sec. 112 | 10 | 1, 4, 7 |
| | | Regional Fire Appeals Board established | R | Sec. 111.1 | Sec. 112.1 | 10 | 1, 4, 7 |
| | | Limitations on authority | R | Sec. 111.2 | Sec. 112.2 | 10 | 1, 4, 7 |
| | | Qualifications | R | Sec. 111.3 | Sec. 112.3 | 10 | 1, 4, 7 |
| | | Appeals Procedures | R | Sec. 111.4 | Sec. 112.4 | 10 | 1, 4, 7 |
| | | Appeals of determinations regarding building permits | R | Sec. 111.4.1 | Sec. 112.4.1 | 10 | 1, 4, 7 |
| | | Appeals of determinations regarding discretionary permits | R | Sec. 111.4.2 | Sec. 112.4.2 | 10 | 1, 4, 7 |
| | | Appeals of determinations for matters other than building permits or discretionary permits | R | Sec. 111.4.3 | Sec. 112.4.3 | 10 | 1, 4, 7 |
| | | Regional Fire Appeals Board | R | Sec. 111.5 | Sec. 112.5 | 10 | 1, 4, 7 |
| Sec. 96.1.112.4 | Sec. 96.2.109.3.7.2 | Violations, Penalties and Responsibilities for Compliance | R | Sec. 112.4 | Sec. 109.3.7.2 | 10 | 1, 4, 7 |
| | | Amendment to Section 109.3.7.2 Violations, penalties, and responsibility for compliance | AM | Sec. 112.4 | Sec. 109.3.7.2 | 10 | 1, 4, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)eleate | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---|--|---|--|-----------------------------------|--|------------------------------------|------------|
| | Sec. 96.2.113 | Stop Work Order | AM | | | | |
| | | Amendment to Section 113.4 Failure to Comply | AM | Sec. 113.4 | Sec. 113.4 | 10 | 1, 4, 7 |
| CHAPTER 2 DEFINITIONS | | | | | | | |
| Sec. 96.1.202 | Sec. 96.1.202 | Definitions | R | Sec. 202 | Sec. 202 | 3,5,6,8,9,10,13 | 1, 2, 4, 7 |
| CHAPTER 3 WILDLAND URBAN INTERFACE AREAS | | | | | | | |
| | Sec. 96.2.303 | Fire Hazard Severity Zones | AD | CFC 4904 | Sec. 303 | 10, 11, 12, 13 | 1, 7 |
| CHAPTER 4 WILDLAND URBAN INTERFACE AREA REQUIREMENTS | | | | | | | |
| Sec. 96.1.501.3.2 | Sec. 96.2.401.3.2 | Fire Apparatus Access Modifications | AD | Sec. 501.3.2 | Sec. 401.3.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.503 | Sec. 96.2.403 | Fire Apparatus Access Roads | R | Sec. 503 | Sec. 403 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: General | R | Sec. 503.1 | Sec. 403.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Buildings and Facilities | R | Sec. 503.1.1 | Sec. 403.1.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Secondary Access Required | R | Sec. 503.1.2 | Sec. 403.1.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: High Piled Storage | R | Sec. 503.1.3 | Sec. 403.1.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Dimensions | R | Sec. 503.2.1 | Sec. 403.2.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Amendment to Road Phasing | AM | Sec. 503.2.1 | Sec. 403.2.1.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Authority to Increase Minimum | R | Sec. 503.2.2 | Sec. 403.2.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|---|---------------------------------------|-----------------------------------|--|------------------------------------|------------|
| | | Fire Apparatus Access Roads: Surface | R | Sec. 503.2.3 | Sec. 403.2.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Amendment to Surface | AM | Sec. 503.2.3 | Sec. 403.2.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Roadway Radius | R | Sec. 503.2.4 | Sec. 403.2.4 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Dead Ends | R | Sec. 503.2.5 | Sec. 403.2.5 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Dead End Roads turn-around required | R | Sec. 503.2.5.1 | Sec. 403.2.5.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Dead End Roads | R | Sec. 503.2.5.2 | Sec. 403.2.5.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Bridges and Elevated Surfaces | R | Sec. 503.2.6 | Sec. 403.2.6 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Bridges with 1 traffic lane | R | Sec. 503.2.6.1 | Sec. 403.2.6.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Grade | R | Sec. 503.2.7 | Sec. 403.2.7 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Cross Slope | R | Sec. 503.2.7.1 | Sec. 403.2.7.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Angles of Approach and Departure | R | Sec. 503.2.8 | Sec. 403.2.8 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: | R | Sec. 503.2.9 | Sec. 403.2.9 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|---|---------------------------------------|-----------------------------------|--|------------------------------------|------------|
| | | Roadway Turn Outs | | | | | |
| | | Fire Apparatus Access Roads: Marking | R | Sec. 503.3 | Sec. 403.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Fire Lane Designation | R | Sec. 503.3.1 | Sec. 403.3.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Obstruction of Fire Apparatus Roads | R | Sec. 503.4 | Sec. 403.4 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Traffic Calming Devices | R | Sec. 503.4.1 | Sec. 403.4.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Required Gates or Barricades | R | Sec. 503.5 | Sec. 403.5 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Secured Gates and Barricades | R | Sec. 503.5.1 | Sec. 403.5.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: School Fences and Gates | R | Sec. 503.5.2 | Sec. 403.5.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Fire Apparatus Access Roads: Security Gates | R | Sec. 503.6 | Sec. 403.6 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.505 | Sec. 96.2.405 | Premises Identification | R | Sec. 505 | Sec. 405 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Address Identification | R | Sec. 505.1 | Sec. 405.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Street or Road Signs | R | Sec. 505.2 | Sec. 405.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Traffic Access Limitations | R | Sec. 505.2.1 | Sec. 405.2.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Easement Address Signs | R | Sec. 505.3 | Sec. 405.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|--|--|---|---------------------------------------|-----------------------------------|--|------------------------------------|------------|
| | | Directory Map | R | Sec. 505.4 | Sec. 405.4 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Response Map Updates | R | Sec. 505.5 | Sec. 405.5 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.506.1.3 | Sec. 96.2.406 | Emergency Key Access | AD | Sec. 506.1.3 | Sec. 406 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.507.2 | Sec. 96.2.404.5 | Type of Water Supply | R | Sec. 507.2 | Sec. 404.5 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| | | Private Fire Service Mains | R | Sec. 507.2.1 | Sec. 404.5.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.507.5.8 | Sec. 404.5.2 | Waterline Extensions | AD | Sec. 507.5.8 | Sec. 404.5.2 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 4, 7 |
| | Sec. 404.5.3 | Water Storage Tanks | R | Sec. 507.2.2 | Sec. 404.5.3 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 4, 7 |
| Sec. 96.1.507.3 | Sec. 96.2.404.6 | Fire Flow | R | Sec. 507.3 | Sec. 404.6 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 5, 7 |
| Sec. 96.1.507.5.7 | Sec. 404.4.1 | Fire Hydrant and Fire Valve Location | AD | Sec. 507.5.7 | Sec. 404.4.1 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 1, 4 |
| | | Signing Water Sources and Fire Department Connections | AD | Sec. 507.5.7.1 | Sec. 404.8 | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 1 |
| Sec. 96.1.507.5.8 | | Waterline Extensions | D | Sec. 507.5.8 | | 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13 | 1 |
| CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS (Formerly CBC 7a) | | | | | | | |
| | Sec. 96.2.503 | Ignition-Resistant Construction Material | AM | | Sec. 503.1 | 11 | 1, 4, 7 |
| | | Ignition-resistant building material | NC | | Sec. 503.2 | 11 | 1, 4, 7 |
| | Sec. 96.2.504 | Ignition- Resistant Construction | NC | | Sec. 504 | 11 | 1, 4, 7 |
| | Sec. 504.3 | Protection of enclosed eaves | AM | | Sec. 504.3 | 11 | 1, 4, 7 |
| | Sec. 504.3.1 | Protection of open eaves | NC | | Sec. 504.3.1 | 11 | 5 |
| | Sec. 504.4 | Gutters and downspouts | AM | | Sec. 504.4 | 11 | 1, 4, 7 |
| | Sec. 504.5 | Exterior Walls | AM | | Sec. 504.5 | 11 | 1, 4, 7 |
| | Sec. 504.5.2 | Exterior Wall Coverings | AM | | Sec. 504.5.2 | 11 | 1, 4, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---|--|---|---------------------------------------|-----------------------------------|--|-----------------|------------|
| | Sec. 504.7 | Projections | AM | | Sec. 504.7 | 11 | 1, 4, 7 |
| | Sec. 504.7.1 | Underside of Projections | AM | | Sec. 504.7.1 | 11 | 1, 4, 7 |
| | Sec. 504.7.3 | Decks | NC | | Sec. 504.7.3 | 11 | 5 |
| | Sec. 504.7.3.2 | Decking Surfaces | AM | | Sec. 504.7.3.2 | 11 | 1, 4, 7 |
| | Sec. 504.8 | Exterior Glazing | AM | | Sec. 504.8 | 11 | 1, 4, 7 |
| | Sec. 504.9 | Exterior Doors | AM | | Sec. 504.9 | 11 | 1, 4, 7 |
| | Sec. 504.10.4 | Retrofitting Non-Compliant Vents | AD | | Sec. 504.10.4 | 11 | 1, 4, 7 |
| | Sec. 96.2.507 | Replacement or Repair of Roof Coverings | NC | | Sec. 507 | 11 | 5 |
| CHAPTER 6 FIRE PROTECTION REQUIREMENTS | | | | | | | |
| Sec. 96.1.4903.1.1 | Sec. 96.2.602 | Fire Protection Plans | AM | Sec. 4903.1.1 | Sec. 602 | 1-13 | 1, 4, 7 |
| | | Ministerial Building Permit | AD | | Sec. 602.1.1 | 1-13 | 1, 4, 7 |
| | | Contents | NC | | Sec. 602.2 | 1-13 | 1, 4, 7 |
| | | Project Information | NC | | Sec. 602.3 | 1-13 | 1, 4, 7 |
| | | Preliminary FPP | NC | | Sec. 602.3.1 | 1-13 | 1, 4, 7 |
| | | Final FPP | NC | | Sec. 602.3.2 | 1-13 | 1, 4, 7 |
| | | Discretionary Project | AD | | Sec. 602.4 | 1-13 | 1, 4, 7 |
| Sec. 96.1.4906.3 | Sec. 96.2.603 | Vegetation Plan | AM | Sec. 4906.3 | Sec. 603 | 11, 13 | 1, 4, 7 |
| Sec. 96.14907 | Sec. 96.2.604 | Maintenance of Defensible Space | AM | Sec. 4907 | Sec. 604 | 1-13 | 1, 4, 7 |
| | Sec. 604.1 | General | AM | | Sec. 604.1 | 1-13 | 1, 4, 7 |
| | Sec. 604.2 | Application | AM | | Sec. 604.2 | 1-13 | 1, 4, 7 |
| | Sec. 604.3 | Requirements | AM | | Sec. 604.3 | 1-13 | 1, 4, 7 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|--|---------------------------------------|-----------------------------------|--|-----------------|------------|
| | Sec. 604.4 | Outbuildings | AM | | Sec. 604.4 | 1-13 | 1, 4, 7 |
| | Sec. 604.5 | Disposal of flammable vegetation and fuels | NC | | Sec. 604.5 | 1-13 | 5 |
| Sec. 96.1.4907 | Sec. 604.6 | Fuel Modification | AM | Sec. 4907.5 | Sec. 604.5 | 1-13 | 1, 4, 7 |
| Sec. 4907.5 | Sec. 604.6 | Fuel Modification (SMC) | NC | Sec. 4907.5 | Sec. 604.6 | 1-13 | 5 |
| Sec. 4907.6 | Sec. 604.7 | Fuel Modification of combustible vegetation from sides of roadways | NC | Sec. 4907.6 | Sec. 604.7 | 1-13 | 5 |
| Sec. 4907.8 | Sec. 604.8 | Responsibility for Maintenance of Defensible Space | NC | Sec. 4907.8 | Sec. 604.8 | 1-13 | 5 |
| Sec. 4907.8.1 | Sec. 604.9 | Trees | NC | Sec. 4907.8.1 | Sec. 604.9 | 1-13 | 5 |
| Sec. 4907.8.2 | Sec. 604.10 | Orchards, Groves, or Vineyards | NC | Sec. 4907.8.2 | Sec. 604.10 | 1-13 | 5 |
| Sec. 4907.8.3 | Sec. 604.11 | Eucalyptus Forests and Oak Woodlands | NC | Sec. 4907.8.3 | Sec. 604.11 | 1-13 | 5 |
| Sec. 4907.9 | Sec. 604.12 | Building Ignition Zones | NC | Sec. 4907.9 | Sec. 604.12 | 1-13 | 5 |
| Sec. 4907.9.1 | Sec. 604.12.1 | Zone 0 | NC | Sec. 4907.9.1 | Sec. 604.12.1 | 1-13 | 5 |
| Sec. 4907.9.1 | Sec. 604.12.1 | Zone 0 (SDCPFD) | AM | Sec. 4907.9.1 | Sec. 604.12.1 | 1-13 | 5 |
| Sec. 4907.9.2 | Sec. 604.12.2 | Zone 1 | NC | Sec. 4907.9.2 | Sec. 604.12.2 | 1-13 | 5 |
| Sec. 4907.9.2 | Sec. 604.12.2 | Zone 1 (SDCPFD) | NC | Sec. 4907.9.2 | Sec. 604.12.2 | 1-13 | 5 |
| Sec. 4907.9.3 | Sec. 604.12.3 | Zone 2 | NC | Sec. 4907.9.3 | Sec. 604.12.3 | 1-13 | 5 |
| Sec. 4907.9.3 | Sec. 604.12.3 | Zone 2 (SDCPFD) | NC | Sec. 4907.9.3 | Sec. 604.12.3 | 1-13 | 5 |
| Sec. 4907.9.4 | Sec. 604.12.4 | Requirements Applicable to Zones 1 and 2 | NC | Sec. 4907.9.4 | Sec. 604.12.4 | 1-13 | 5 |
| Sec. 4907.9.5 | Sec. 604.12.5 | Establishment and Maintenance of a | NC | Sec. 4907.9.5 | Sec. 604.12.5 | 1-13 | 5 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elete | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|---------------------------|--|---|---------------------------------------|-----------------------------------|--|-----------------|------------|
| | | Fuel Modification Zone | | | | | |
| Sec. 4907.10 | Sec. 604.12.6 | Violations | NC | Sec. 4907.10 | Sec. 604.12.6 | 1-13 | 5 |
| Sec. 4907.11 | Sec. 604.12.7 | Right of Entry | NC | Sec. 4907.11 | Sec. 604.12.7 | 1-13 | 5 |
| Sec. 96.1.326 | Sec. 96.2.607 | Storage of Firewood | NC | Sec. 326 | Sec. 607.1 | 10, 11, 12, 13 | 5 |
| Sec. 96.1.326 | Sec. 96.2.607 | Storage of Firewood | NC | Sec. 326 | Sec. 607.1 | 10, 11, 12, 13 | 5 |
| Sec. 96.1.4907.4 | Sec. 96.2.608 | Building Setbacks | AM | Sec. 4907.4 | Sec. 608.2.2 | 1-13 | 5 |
| | Sec. 608.2.2 | Fire Set backs adjacent protected areas | NC | Sec. 4907.4.2 | Sec. 608.2.2 | 1-13 | 5 |
| | Sec. 608.2.3 | Building and Structure setback from slope | NC | Sec. 4907.4.3 | Sec. 608.2.3 | 1-13 | 5 |
| | Sec. 96.2.APP.F | Characteristics of Fire Smart Vegetation | NC | | Sec. APP. F | 1-13 | 5 |
| | Sec. 96.2.APP.G | Voluntary Home Hardening Recommendations | NC | | Sec. APP. G | 1-13 | 5 |
| Sec. 96.1.007 | Sec. 96.1.003 | Effective Date | R | Section 5 | Section 5 | 10 | 4, 7 |
| | | Index by code section | AD | | Section 6 | 10 | 3, 4, 7 |
| | | Findings | AD | | Section 7 | 10 | 4, 6, 7 |
| | | Additional Findings for Chapter 49 WUI | AD | | | 10 | 4 |
| | | Findings for the Fire Code | AD | | | 10 | 4 |
| Annex A | Annex A | Annex Residential Turn Around | AD | Annex A | Annex A | 1 - 13 | 5 |
| Annex B | Annex B | Annex Commercial Turn Around | AD | Annex B | Annex B | 1 - 13 | 5 |
| Annex C | Annex C | Annex Slope Measurements | AD | Annex C | Annex C | 1 - 13 | 5 |
| Annex D | | Annex Fuel Modifications Measurements | AD | Annex D | | | 3 |

| County Section Old (2023) | County Section NEW (2026) California WUI | Subject | (AD)ded, (AM)end, (R)evised, (D)elele | 2023 Fire District Section (2023) | 2026 Fire District Section (2026) California WUI | FINDINGS (1-13) | Difference |
|----------------------------------|---|--|--|--|---|-------------------------------------|-------------------|
| Annex E | | Annex Defensible Space Ordinance Maps | AD | Annex E | | | 3 |
| Annex F | Annex D | Annex Private Water Storage Tank plan requirements | AD | Annex F | Annex D | 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 | 5 |

FINDINGS

FOR REVISION OF THE VISTA FIRE PROTECTION DISTRICT AMENDMENTS TO THE 2025 CALIFORNIA WUI CODE OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 7

As required by Health and Safety Code section 17958 the Vista Fire Protection District does herewith make express findings that amendments to the 2025 California WUI Code are necessary for the protection of the public health, safety, and welfare due certain climatic, topographic, or geological features existing in the County of San Diego.

The following matrix lists the Vista Fire Protection District amendments and the corresponding express findings. Minor editorial changes or typographical corrections to the WUI Code are not shown in these findings. The full texts of the proposed Vista Fire Protection District amendments are shown in Vista Fire Protection District WUI Code.

Additional Findings for Wildland Urban-Interface Fire Areas

REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS

As required by Health and Safety Code section 17958 the Vista Fire Protection District Board of Directors does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the County of San Diego. *To comply with conditions outlined from AB130 citing H&S Code Section 13869.7 the Board of Directors of said fire district cite due to the extreme conditions listed below in findings home hardening and defensible space to protect the public requires local amendments.*

DEFINITIONS:

CLIMATE. The average course or condition of the weather at a particular place over a period of many years, as exhibited in absolute extremes, means and frequencies of given departures from these means (i.e., of temperature, wind velocity, precipitation, and other weather elements).

TOPOGRAPHY. The configuration of landmass surface, including its relief (elevation) and the position of its natural and man-made features that affect the ability to cross or transit a terrain.

GEOGRAPHY. A science that deals with the earth and its life, especially the description of land, sea, air, and the distribution of plant and animal life including man and his industries with reference to the mutual relations of these diverse elements. Webster's Third New California Dictionary

CLIMATIC CONSIDERATIONS:

There are two types of climates: macro and micro. A macro climate affects an entire region and gives the area a general environmental context. A microclimate is a specific variation that could be related to the other two factors, topography, and geography. A microclimate may cover a relatively small area or be able to encompass an entire community, as opposed to another community in the same County of San Diego.

Climatic consideration should be given to the extremes, means, and anomalies of the following weather elements:

1. Temperatures.
2. Relative humidities.
3. Precipitation and flooding conditions.
4. Wind speed and duration of periods of high velocity.
5. Wind direction.
6. Fog and other atmospheric conditions.

TOPOGRAPHIC CONSIDERATIONS:

Topographic considerations should be given to the presence of the following topographical elements:

1. Elevation and ranges of elevation.
2. Location of ridges, drainages, and escarpments.

3. Percent of grade (slope).
4. Location of roads, bridges, and railroads.
5. Other topographical features, such as aspect exposure.

This information becomes an important part of creating an analysis of urban-wildland areas because topography and slope are key elements (along with fuel type) that create the need for specific ignition-resistance requirements in this code.

GEOGRAPHIC CONSIDERATIONS:

Geography should be evaluated to determine the relationship between man-made improvements (creating an exposure) and factors such as the following:

1. Fuel types, concentration in a mosaic and distribution of fuel types.
2. Earthquake fault zones.
3. Hazardous material routes.
4. Artificial boundaries created by jurisdictional boundaries.
5. Vulnerability of infrastructure to damage by climate and topographical concerns.

FINDINGS FOR THE WUI CODE

Finding 1 (FLOOD)

The Vista Fire Protection District herewith make findings that flood conditions carry the potential for overcoming the ability of the fire department to aid or assist in fire control, evacuations, rescues, and the emergency task demand inherent in such situations. The potential for flooding conditions results in limiting fire department emergency vehicular traffic, with resulting in overtaxing fire department personnel, may further cause a substantial or total lack of protection against fire for the buildings and structures located within the jurisdiction.

Finding 2 (EARTHQUAKE)

The Vista Fire Protection District is situated near three major faults, each capable of generating earthquakes of significant magnitude. These are the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. These faults are subject to becoming active at any time; the Vista Fire Protection District is particularly vulnerable to devastation should such an earthquake occur.

The potential effects of earthquake activity include isolating certain areas of Vista Fire Protection District from the surrounding area and restricting or eliminating internal circulation due to the potential for collapsing of highway overpasses and underpasses, along with other bridges in the area, or an earth slide, and the potential for vertical movement rendering surface travel unduly burdensome or impossible.

Finding 3 (MOBILITY)

The Vista Fire Protection District is bisected by San Diego County of San Diego ROADWAY SYSTEM. This highway is heavily traveled by transportation vehicles carrying known toxic, flammable, explosive, and hazardous materials. The potential for release or threatened release of hazardous material along this route and others within the district is likely given the volume transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life and to prevent, as far as practicable, property loss. Emergency personnel responding to such aforementioned incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation. With the potential result of undue and unnecessary risk to the protection of life and public safety and, in particular, endangering residents and occupants in buildings or structures without the protection of automatic fire sprinklers.

Finding 4 (WATER SUPPLY)

Much of the rural area of the Vista Fire Protection District is a uneven terrain topography and lacks the infrastructure needed for water supply (fire flow) and experiences water shortages from time to time. Those conditions have severely adverse effects on water availability for firefighting. Fires starting in sprinklered buildings are typically controlled by one or two sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well- established structure fires operate at about 250 gallons per minute each, and the estimated water need for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the 2025 California Fire Code.

Under circumstances such as lack of water infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demands needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

Finding 5 (TOPOGRAPHY)

The topography of the Vista Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with very little circulation, preventing rapid access and orderly evacuation. Many of these hills are covered with highly combustible natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water pump systems subject to failure in fire, high winds, earthquake, and other power failure situations. This would only allow domestic gravity to feed water from tanks and not enough water for firefighting.

Finding 6 (ACCESS)

Due to the uneven terrain in much of the rural area of the Vista Fire Protection District, roadway condition, gates, angle of approach or departure, steeply sloping roadways and grades are common. It is very important that roadways be named and identified in order to facilitate emergency response.

Finding 7 (ADDRESS MARKINGS)

Due to the uneven terrain in much of the rural area of the Vista Fire Protection District, steep, narrow and winding roads, and areas of heavy brush are common. These features make it difficult for emergency response personnel to easily and quickly find the location of the site that requires assistance. It is therefore essential that street numbers and signs be easily readable to ensure the quickest response times for a given location.

Finding 8 (ALL WEATHER SURFACING) (ACCESS)

Due to access and uneven terrain in much of the Vista Fire Protection District, difficult roadway conditions, gates, angle of approach or departure, steeply sloping roadways and grades are common. In addition, there are many areas of the District where there is expansive soil combining potentially severe rainstorms and ground water retention. This produces a condition wherein the moisture content of the soil is sufficient that roadways become damaged due to soil expansion and shrinkage. All weather, paved surfaces capable of supporting the imposed loads of fire apparatus are necessary to ensure access of emergency response personnel. These roadways, gates, approach angles, steep slopes, and grades can also make it difficult for fire apparatuses and other emergency vehicles to access a site. It is therefore essential that these roadway accesses be provided with proper all weather, paved surfaces, angle of approach, grades, and gate access.

Finding 9 (TRAVEL TIME)

Due to the uneven terrain served by most of the Vista Fire Protection District, conditions exist such as poor water supply, poor access roads, steep grades, and steep canyon slopes. In addition, the distances emergency response personnel must travel can be very large and the response times can be long. Numerous studies of the growth of a fire in relation to time have proven that at ten minutes the fire is expected to have burned beyond control and any occupants remaining in the burning building would not be expected to survive. A ten-minute response time more realistically represents the time beyond which serious injury or death is expected to occur. It is therefore found that the Vista Fire Protection District response time at which mitigation would be required is 10 minutes. Such mitigation would be in the form of fire sprinklers or increased fire flow. In addition, with fire sprinklers and smoke detectors together have reduced the number of fatalities in homes by 59%.

Finding 10 (AREAS NOT COVERED)

Areas in the Vista Fire Protection District can have special fire prevention needs not fully covered by the provisions of the Code itself. This is due to the unique topographic features demographics, infrastructure, and local economics of the Fire District.

Finding 11 (HOME HARDENING)

The topography of the Vista Fire Protection District presents problems in delivery of emergency services, including fire protection. Hilly terrain has narrow, winding roads with little circulation, preventing rapid access and orderly evacuation. Much of these hills are covered with highly non-fire resistive natural vegetation. In addition to access and evacuation problems, the terrain makes delivery of water extremely difficult. Some hill areas are served by water tank and pump systems are subject to failure in fire, high winds, earthquakes, and other power failure situations.

The aforementioned problems are set forth in the 2025 California Building Code and amendments.

Finding 12 (WEATHER)

The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against fires in the Vista Fire Protection District. The hot, dry weather typical of this area in summer and fall, coupled with Santa Ana winds and low humidity frequently results in wildfires that threaten or could threaten the Vista Fire Protection District.

Although some code requirements, such as fire-resistive roof classification, have a direct bearing on building survival in a wildland fire situation, others, such as residential fire sprinklers, may also have a positive effect. In dry climate on low humidity days, many materials are much more easily ignited. More fires are likely to occur and any fire, once started, can expand extremely rapidly. Residential fire sprinklers can arrest a fire starting within a structure before the fire is able to spread to adjacent brush and structures.

A seasonal wind also has the potential for interfering with emergency vehicle access, delaying, or making impossible fire responses, because of toppling of extensive plantings of dense chaparral, eucalyptus and conifers trees. The trees are subject to uprooting in strong winds due to relatively small root bases compared to the tree itself. The aforementioned problems support the imposition of fire-protection requirements greater than those set forth in the Building Code or Fire Code.

Finding 13 (FIRE THREAT/FIRE RISK)

Every five years the State Fire Marshals Office is required to release fire hazard severity threat maps to each County. Local jurisdictions are required to adopt and amend, if necessary, the hazard classifications. The County of San Diego SRA maps have three identified areas. Moderate, High and Very High Hazard Severity Zones. These zones are layers of data that reflect the potential for that area to be threatened with wildfire over the next 25 years. With the passage of SB63 maps are now required on LRA Very High Fire Hazard Severity Zones. Therefore due to the probability and potential for wildfires to occur in conjunction with the above findings the Vista Fire Protection District hereby identifies the necessity to be more restrictive on home hardening and defensible space requirements located in our geographical areas.

In Southern California the area has been identified by nationally recognized RISK mapping software such as FEMA National Risk Index (<https://hazards.fema.gov/nri/map>) and or Wildfirerisk.org (<https://wildfirerisk.org/explore/risk-to-homes/06/06073/>) San Diego having 100% chance of wildfire risk over the next 25 years. Due to these catastrophic risks in conjunction with the above findings, the Vista Fire Protection District amends the model codes in local ordinances to be more restrictive in building construction and defensible space.

Section 4 EFFECTIVE DATE

This ordinance shall take effect and be in force thirty days after the date of its passage and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

The Clerk of the Board of Directors will certify to the adoption of this Ordinance and cause the same to be published in the manner required by law. The Effective date will be January 1, 2026. First read at a special meeting of the Board of Directors of the Vista Fire Protection District of the County of San Diego, California, on the 23rd day of October. A public hearing and final adoption occurred on November 12, 2025 by the following vote:

AYES: Elliott, Hill, Ploetz
NOES; None
ABSENT: Fougner, Miller
ABSTAIN: None



John Ploetz
President



Karlana Rannals
Board Clerk