

City of Big Bear Lake



FIRE REDUCTION MEASURES "CITY WIDE" APPLICABLE TO NEW CONSTRUCTION AND ADDITIONS

**EFFECTIVE FOR ALL PLAN CHECK SUBMITTALS RECEIVED ON OR
AFTER SEPTEMBER 7, 2005**

1. Roofs – Class “A” minimum, currently required under City Ordinance No. 2002-328

2. Eaves

Construction options:

- a. One layer of 5/8” type “X” gypsum wall board at underside of eaves with rafter tails at a maximum of 24” on center; or,
- b. Paint underside of eaves with an approved fire-protective paint and box eaves; or,
- c. Seal all edges of rafter penetrations at eave blocks with an approved fire-resistive caulking; or,
- d. Paint all framing members and underside of roof sheathing within attic with an approved fire-protective paint.

3. Decks (over 30” above adjacent grade)

- a. Posts minimum of 6”X6” nominal dimensions
- b. Beams minimum 6”X8” nominal dimensions
- c. Joists minimum 4”X8” nominal dimensions spaced at 24” o.c. maximum
- d. Composite decking (i.e. Trex, Evergrain, etc..) shall have a flame spread classification of 0-25, Class I (Solid)
- e. Wood decking products shall be:
2”X nominal lumber; or,
5/4” Hardwood (i.e. teak, mahogany or other approved hardwood)
- f. Enclosure – At <48” clearance under deck provide enclosure with ¼” maximum screen material to prevent accumulation of trash, pine needles, etc.....

4. Vents

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- a. Vents limited to ridge or dormer vents; or,
Gable end vents that are over a driveway or inset from the adjoining roof eave a minimum of 10'; or,
Gable end vents with no limitations as to location provided that all framing members within the attic and the underside of the roof sheathing are painted with an approved fire-protective paint.
- b. Vent screening shall be of non-combustible material and shall have maximum openings of 1/8"
- c. Eave vents not permitted
- d. Turbine vents not permitted

5. Windows

- a. Frame and sash are comprised of vinyl material with welded corners; and,
- b. Glazed with insulated glass or tempered; and,
- c. Frame and sash profiles are certified in AAMA Lineal Certification Program; and,
- d. Certified and labeled to ANSI/AAMA/NWDA 101/L.S.2-97 for structural requirements; and,
- e. Shall meet the requirements of the California Energy Conservation Design Standards, Title 24, Part 6 of the California Code of Regulations.

6. Exterior Wall Assemblies

- a. All exterior wall assemblies shall be of one-hour fire-resistive construction or be constructed in accordance with the following Table:

EXTERIOR SIDE	INTERIOR SIDE
Approved non-combustible exterior siding (i.e. Hardiplank, stucco, etc....)	1/2" gypsum wall board
OR	OR
5/8" type "X" gypsum wall board under siding and weather barrier	Paint exterior wall framing and interior side of exterior sheathing with approved fire retardant paint
OR	OR
Paint exterior of shear panel with approved fire-retardant paint	Installation of an Fire Department approved fully monitored fire sprinkler system

- b. Logs – Minimum dimension of 6"
- c. Vinyl siding permitted only if it has a flame spread classification of 0-25 (Class I)
- d. Wood shake or shingle siding applications shall be installed over weather barrier and 5/8" type "X" gypsum wall board and shall extend no closer than 48" to adjacent grade level. An approved fire-retardant paint shall be applied to the under-side of the wood shake or shingle siding prior to the installation of these materials.

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7. Insulation – paper faced insulation shall be placed with paper facing on the ceiling on the bottom side of the ceiling joists and no portion of the paper facing shall be exposed within the attic area.
8. Rain Gutters – Vinyl rain gutters are only permitted if they have a frame spread classification of 0-25 (Class I)
9. Under-Floor Area (when FAU and/or water heater is located in build-up) –
 - a. Interior side of build-up to be covered with ½” gypsum wallboard; or,
 - b. One-hour fire-resistive partition walls shall be constructed to create mechanical equipment enclosure around FAU and/or water heater. Duct and piping penetrations of one-hour fire-resistive partition walls shall be protected in accordance with the provisions of Chapter 7 of the California Building Code. The underside of the floor joists may be unprotected; or,
 - c. The entire under-floor area floor and wall framing elements are protected with an approved fire-retardant paint; or,
 - d. The appliances installed within the under-floor area have sealed combustion chambers (i.e. direct vent appliances)

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