



Amendments and adoption are found in S. B. Municipal Code Sections 22.04.020 & 22.04.025 of the 2019 Adopting Ordinance #5919

Scope - 701A.1/R337.1 (amended) This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, **remodels or additions to existing buildings** located within a High Fire Hazard Area as defined by the City of Santa Barbara Fire Department.

1. Roofing - 705A/R337.5 (amended) Roof coverings on new buildings shall be class A - noncombustible in accordance with adopted CBC Standards or otherwise as may be approved by the Chief Building Official. Roof coverings shall be class A or noncombustible fire retardant materials on existing buildings and additions or repairs to existing buildings. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the existing roof is being replaced within a two (2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles. "Green" or "Vegetated" roofs shall not be allowed in High Fire Hazard Areas.

2. Exterior Covering - 707A/R337.7 Exterior wall coverings shall be non-combustible or ignition-resistant material and shall extend from the foundation to the roof. 2"x's are allowed for rafter blocking.

Exception: a. One layer of 5/8" gypsum sheathing underneath exterior covering.

3. Open Roof Eaves - 707A.4/R337.7.4 Eaves and soffits shall be non-combustible, ignition-resistant or have a layer of 5/8" Type X gypsum sheathing behind exterior cover of underside of the roof deck (See Gypsum Assoc. Fire Resistance Design Manual).

Exception

1. Solid wood rafter tails having a minimum nominal dimension of 2 inches.

4. Underfloor Protection - 707A.7/R337.7 The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls or shall be enclosed to grade.

707A.8 Buildings shall have all underfloor areas enclosed to grade in accordance with 704A.3, except, where the underside of all exposed floors, exposed structural columns, beams and supporting walls are protected as required with ignition-resistant material construction or be **heavy timber***.

***Heavy Timber – For the purpose of this chapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches. 702A/337.2**

5. Decking - 709A/R337.9 When within 10 feet of the primary structure, the construction of decking surfaces, stair treads and risers and landings of decks, porches and balconies shall comply with one of the following:

- a) ignition resistant,
- b) fire retardant treated wood,
- c) non-combustible
- d) any material that complies with SFM 12-7A-4A

6. Vents – 706A/R337.6 When required by Chapter 15, roof and attic vents shall be covered by metal wire mesh, vents, other materials or devices that meet all of the following requirements:

- a) The dimensions of the openings therein shall be minimum 1/16th inch and shall not exceed 1/8th inch.
- b) The materials used shall be noncombustible.
- c) The materials must be corrosion resistant.

Eave Vents – 706A.3/R337.6.3 Eave and cornice vents shall not be used unless they resist the intrusion of flame and burning embers and meet one of the following:

- a) The attic space is sprinklered.
- b) The exterior wall covering is ignition resistant and the vent is located more than 12' above the ground or walking surface.

7. Accessory Structures - 710A/R337.10 When detached from the primary structure, non-habitable accessory structures may be constructed of any material allowed by the code. **Determined on a case by case basis.**

8. Exterior Windows & Doors 708A/R337.8

- a) Doors shall be of approved non-combustible construction, 20 minute rated, 1 3/8" solid core rails/stiles or meet the requirements of SFM 12-7A-1.
- b) Exterior windows, window walls, glazed doors and glazed openings within doors shall be dual glazed with a minimum of one tempered pane dual glazing, be glass block units, be 20 minute fire-rated or meet the requirements of SFM 12-7A-2.

NOTE: the use of paints, coatings, stains, or other surface treatments are not allowed to be used to satisfy the above requirements.

**** PLEASE NOTE: The City of Santa Barbara Fire Department & Building & Safety Division highly recommend that you DO NOT install vinyl framed or vinyl coated windows in the High Fire Hazard Areas.