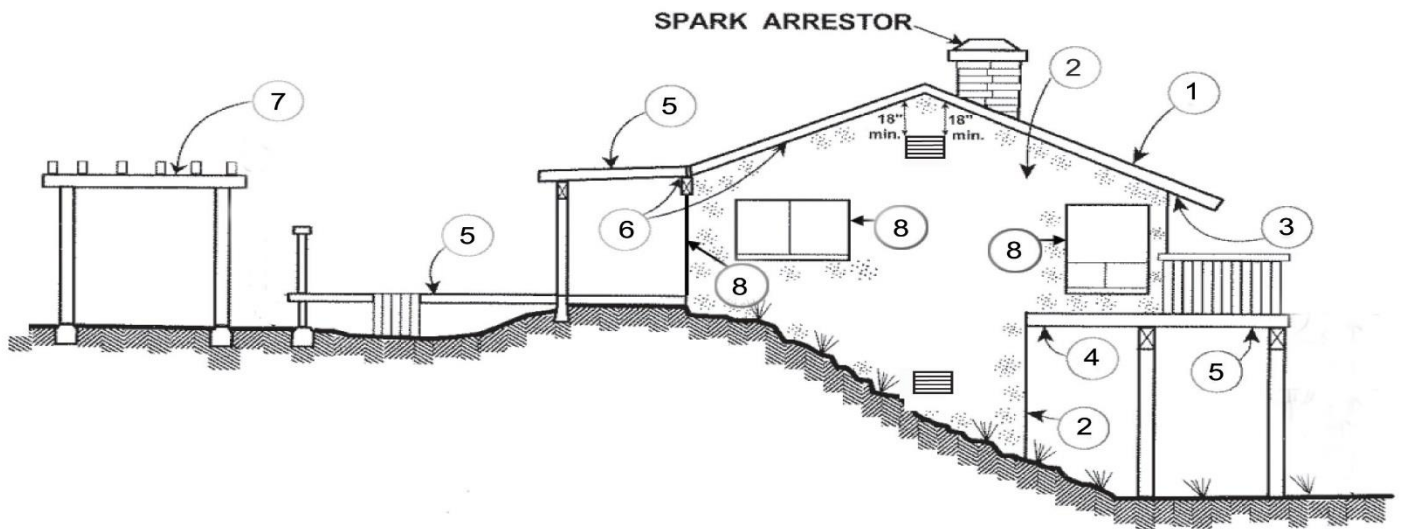




City of Santa Barbara
Building & Safety Div. & Fire Dept.
2016 HIGH FIRE REQUIREMENTS
CBC Chapter 7A -CRC Section R327

Community Development
630 Garden Street
805-564-5485



Amendments and adoption are found in S. B. Municipal Code Sections 22.04.020 & 22.04.025

701A.1/R327.1 Scope. (amended) This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, and 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/R327.5 (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.

2. Exterior Covering. 707A/R327.7 – 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.

a. Wood siding with gypboard or other material underneath is NOT allowed.

3. Open Roof Eaves 707A.4/R327.7.4 – Eaves and soffits shall be non-combustible or ignition-resistant.

a. ALTERNATE - Exposed 4"x6" rafter tails supporting 2" (nominal) T&G roof decking.

b. Wood siding with gypboard or other material underneath is NOT allowed.

4. Decking 709A/R327.9 - 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;

- ignition resistant,
- heavy timber,
- fire retardant treated wood,
- non-combustible

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

5. Underfloor protection

707A.7/R327.7.8/R327.7.9– 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.

6. Vents – 706A/R327.6. - When required by Chapter 15, roof and attic vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by 1/8" wire mesh.

Eave Vents – 706A.3/R327.6.3 Eave and cornice vents shall not be used unless they resist the intrusion of flame and embers into the attic area being vented.

7. Accessory Structures - 710A/R327.10 When detached from the primary structure, may be constructed of any material allowed by the code.

8. Exterior Windows & Doors 708A/R327.8–

a) Doors shall be of approved non-combustible construction, 20 minute rated, or 1 3/8" solid core rails/stiles.

b) Exterior windows, window walls, glazed doors and glazed openings within doors shall be dual glazed with a minimum of one tempered pane, or be glass block units, or be 20 minute fire-rated.

**** 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.