

Orchard Hills FPP
Addendum

September 5, 2014

In addition to the "Basic and Enhanced" construction requirements per the Fire Authority Having Jurisdiction (FAHJ), lots 4, 5, 6 and 7 are subject to the following additional building construction requirements. These requirements shall be shown on final construction documents and subject to the review and approval of the Fire Authority Having Jurisdiction (FAHJ).

Exterior Wall: Exterior wall surfaces must be non-combustible, ignition-resistant material construction as approved by the Fire Authority Having Jurisdiction (FAHJ). Examples are but not limited to stucco, masonry, and cement-fiber board. One or two-hour rated exterior walls may be required on certain parcels to mitigate for defensible space. Construction shall be to satisfaction of San Marcos Fire Department.

Windows (Glazing): Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass (dual-glazed) units with a minimum of one or two tempered panes (as required by FAHJ) or glass block units, or have a fire-resistance rating of not less than 20 minutes. Vinyl window frames must have welded corners to prevent glass from falling out with flame impingement and metal reinforcing in the interlock area to prevent the windows from opening or falling unexpectedly. In addition, vinyl windows must have a label showing they are certified to ANSI/AAMA/NWDA 101/I.S.2-97 structural requirements.

Skylights: Skylights must be tempered glass.

Insulation: Paper faced insulation is not permitted in attics or ventilated spaces due to the potential of embers igniting the paper. Foil-backed or un-faced fiberglass batts and blankets are better suited to conditions of potential fire hazards. Use foil-backed insulation in areas where a vapor barrier is required or as determined appropriate by the Fire Authority Having Jurisdiction (FAHJ).

Exterior Doors: Exterior doors must be of approved non-combustible or ignition-resistant construction, or solid-core wood not less than 1 3/8" thick, or have a fire protection rating of not less than "20 minutes" and approved by the Fire Authority Having Jurisdiction (FAHJ).

Roofs: Roofs shall have a minimum Class 'A' roof covering. For roof coverings where the profile allows a space between the roof covering and roof sheathing, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire-stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible sheathing as approved by the Fire Authority Having Jurisdiction (FAHJ).

Roof Gutters: Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris as approved by the Fire Authority Having Jurisdiction (FAHJ).

Eaves: Eaves, soffits and fascias must comply with requirements for fire-resistive construction as determined by the Fire Authority Having Jurisdiction (FAHJ).

Initials 

Unenclosed Underfloor Areas: Structural supports and framing members must be constructed of non-combustible material, exterior fire-retardant-treated wood, one-hour fire-resistant material or by using heavy timber construction methods. An exception exists for the structural supports decks, balconies and similar projections when skirted from floor level to ground level with non-combustible material.

Vents: Attic vents shall not be installed in eaves, eave overhangs, soffits, cornices or between rafters at eaves. Vents are permitted in the eave assembly only under the following conditions:

- Eave or cornice vents are constructed to resist the intrusion of flames and burning embers into the attic area of the structure; or,
- When allowed by the building official and the Fire Authority Having Jurisdiction, enclosed eaves may have strip vents on the underside of the eave closest to the fascia provided the closest edge of the vent opening is at least 12 inches from the exterior wall and the building is protected by a fuel modification zone at least 100 feet wide

All vents (roof, foundation, combustion-air, etc.) shall resist the intrusion of flames and embers or shall be protected by louvers and 1/8" non-combustible, corrosion-resistant mesh. When allowed, Turbine attic vents shall be equipped to allow rotation in only one direction.

Patio Covers and Carports: Patio covers, carports, and other roof projections and attachments must be one – or a combination – of the following and approved by the Fire Authority Having Jurisdiction (FAHJ).

- non-combustible construction (e.g., concrete, metal)
- protected by one-hour fire-resistive material (e.g., stucco, fiber-cement board)
- approved fire-retardant treated materials (factory-applied fire retardant, pressure-treated lumber, listed for exterior use, installed per listing)
- heavy timber construction (minimum 2x T&G decking, 4x6 rafters and beams, 3x ledgers, and 6x6 columns/posts)

Decks and Balconies: Decks, balconies, and other floor projections and attachments must be of one – or a combination – of the following as deemed appropriate by the Fire Authority Having Jurisdiction (FAHJ):

- Non-combustible construction (e.g., concrete, metal).
- Protected by one-hour fire-resistive material (e.g., stucco, fiber-cement board, ceramic tile, deck surface listed by approved evaluation service as one-hour-rated or Class A' roof covering).
- approved fire-retardant treated materials (factory-applied fire retardant, pressure-treated lumber, listed for exterior use, installed per listing).
- heavy timber construction (minimum 4x8 joists, 4x10 or 6x8 beams, 3x ledgers, and 6x6 columns/posts).
- alternative decking materials as approved by Fire Authority Having Jurisdiction (FAHJ).

There are no fire-resistive requirements for handrails, guards, and balusters.

Initials 

Fences and Other Attachments: Any portion of a fence or other structure within rear backyards of the lot and to within five feet of the building shall be constructed of non-combustible material or material that meets the same fire resistive standards as the exterior walls of the structure as deemed acceptable by the Fire Authority Having Jurisdiction (FAHJ).

Landscaping: All new vegetation planted in development shall meet requirements of FAHJ and follow San Diego County approved list. A landscape plan shall also be submitted to San Marcos Fire Department for approval of all groundcover, plants, shrubs and trees. All newly planted trees shall be planted in a manner so that canopies of trees at full maturity will provide a minimum of 30 foot spacing between tree canopies. No trees shall be planted within 20 feet of any dwelling unit.

Date: 09-05-14

Print Name and Title:

Authorization Signature:

Robert Scott - Division Chief

Robert Scott

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