

8.7 WILDFIRE SAFETY

8.7.1 Fire Safety Requirements

A) ***Applicability***

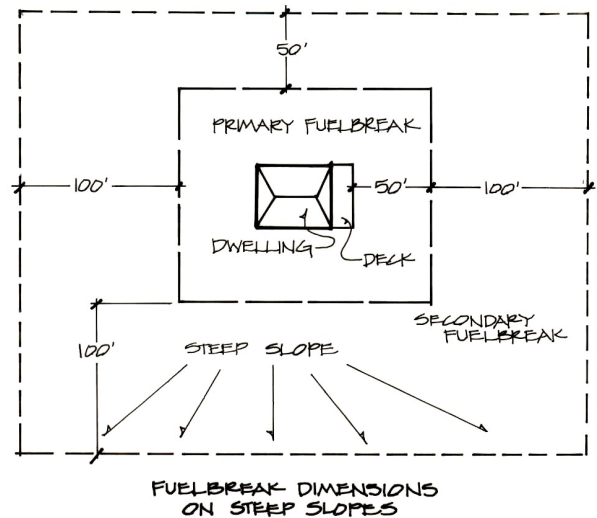
This Section contains mandatory standards for all new construction, except replacement dwellings in the floodway subject to Section 7.1.2(F)(7). New construction includes significant outbuildings as defined in Chapter 13, and replacement structures located in areas subject to wildfire hazard as identified on the "Hazardous Wildfire Area Map", or structures located on steep slopes (see Section 9.3.1(C)(4)). The official version of this map will be maintained in the Planning Division. Lands in forest zones are also subject to these requirements (*OAR 660-006-0035, 40*).

B) ***Fuelbreaks***

A minimum 100-foot fuelbreak will be developed and maintained around all new construction. A fuelbreak may be extended onto an adjoining property with a recorded fuelbreak easement. When a fuelbreak area includes a county, state or federal maintained road right-of-way, a fuelbreak reduction application will not be required for the side of the property facing the road, but a minimum 100-foot fuelbreak will still be required on the other sides. A local access road or approved private road that is maintained, through an enforceable written agreement between property owners served by the road, may similarly qualify for exemption from these fuelbreak requirements. All proposed structures will meet the minimum structural setback requirements. A fuelbreak is measured from a structure's outermost walls, combustible decks, or other combustible attachments. Fuelbreaks will meet the following standards: (*Amended by Ordinance 2004-12, effective 2-6-2005*)

1) *Primary Fuelbreak*

The goal within the primary fuelbreak is to remove fuels that will produce flame lengths in excess of one foot. A minimum 50-foot primary fuelbreak is required for all lands identified as a wildfire hazard. Vegetation within the primary fuelbreak may include grass maintained at less than six (6) inches in height and low shrubs. Highly combustible shrubbery, such as juniper, is prohibited. Trees will be horizontally spaced with more than 15 feet between the trunks, and will be pruned to remove branches that are dead or that are less than 10 vertical feet above the ground. A 10-foot clearance between branches and stovepipes or chimney outlets must be maintained. No branches may overhang within 25 vertical feet of a roofline. Accumulated leaves, needles, limbs and other dead vegetation must be removed. Flammable groundcover materials (e.g., bark mulch) may not be used in landscaping within twelve inches of buildings. Firewood piles, slash piles, and woodsheds will be placed at least 30 feet from all structures.



2) *Secondary Fuelbreak*

The goal of the secondary fuelbreak is to reduce fuels so that the overall intensity of a wildfire will be lessened and the likelihood of crown fires and crowning is reduced. A minimum 50 foot secondary fuelbreak is required which extends in all directions around the primary fuelbreak. An additional 50 feet, for a total of 100 feet, will be added to the secondary fuelbreak when the slope below the homesite exceeds 20 percent. This additional 50 feet will be added to the area below and to each side of the homesite. Trees will be spaced with more than 15 horizontal feet between the trunks, and will be pruned to remove branches that are dead or that are less than 10 vertical feet above the ground. Ornamental and fruit trees are excluded from the spacing standards, provided they are kept green and free of dead material. Small trees and brush growing underneath larger trees should be removed. Dead plant material must be removed, which includes pruning dead branches from trees and shrubs. Understory vegetation may include lawns or groundcover maintained at less than 12 inches in height and low shrubs (see the User's Guide for drought and fire resistant landscape materials).

- C) **Roof Coverings**
All structures will have Class A or B roofing according to Section 1504 of the State of Oregon Structural Specialty Code. This prohibits wood roofing of any type, including pressure treated wood shingle or shakes.
- D) **Emergency Vehicle Access** (*Amended by Ordinance 2004-12, effective 2-6-2005*)
For the purposes of public safety access will be constructed to within 50 feet of all habitable structures and other significant buildings. The access will be constructed to the standards of Section 9.5.4. The County may impose additional standards, conditions, or require technical information as needed to assure compliance, which may include an engineer's certification.
- E) **Slope**
All new dwellings, significant outbuildings and replacement structures will be sited in compliance with the development standards of Section 9.3 and 9.5.4. Where an alternate site for a replacement structure is not available on the parcel, the structure may be replaced in the same location when the standards of Section 9.5.4 are met.
- F) **Chimneys**
All chimneys will have a spark arrester.
- G) **Rural Fire Protection**
Dwellings will be located within a rural fire protection district or contract with a rural fire protection district for residential fire protection. If the dwelling is not within a rural fire protection district and contracting is not possible, evidence will be provided to show that the applicant has asked to be included in the nearest such district, and that said district cannot or has refused to provide protection.
- The following fire safety guidelines are suggested in all rural and forested areas, and may be required by the County when a finding is made such measures are necessary to protect public safety (see OAR 660-006-0035 for additional standards in forest zones):
- 1) Bridges constructed of noncombustible materials.
 - 2) On-site water storage approved by the fire district serving the proposed use.
 - 3) Permanent signs posted along the access route to indicate the location of the emergency water source.
 - 4) Other measures as recommended by the fire agency commenting on the application or the County Fire Safety Inspector.
- H) **Address Signs**
Address signs will be posted at the driveway entrance from the public right-of-way in such a manner as to be visible in both directions from the roadway providing the access. Directional address signs must also be posted at all road/driveway junctions.

8.7.2 Existing Buildings

Buildings lawfully constructed prior to February 13, 1989, will not be considered nonconforming solely based on nonconformance with this Wildfire Safety Section. When new construction consists of an addition to an existing building that is exempt from the requirements of this Section, the addition is also exempt, provided it is not placed closer to any property line that is currently less than 100 feet from the structure. A replacement building is considered new construction.

8.7.3 Reroofing or Repair of Existing Buildings

When 50 percent or more of the roof covering of any building is repaired or replaced within one year, the entire roof covering will be made to comply with the requirements for roof coverings for new structures within wildfire hazard zones, as specified in Section 8.7.1(C).

8.7.4 Fuelbreak Reductions

The County, upon receipt of a written authorization from the fire district having jurisdiction, the Oregon Department of Forestry (ODF) if not in a fire district, or a Type I or II accredited assessor under the Oregon Forest Land-Urban Interface Fire Protection Act, will approve a reduction in the width of the fuelbreak as prescribed by the agency or accredited assessor. The written authorization will be made on forms supplied by the County and be signed by the Fire Chief or an ODF official with authority to make fuelbreak reduction decisions, their designee, or the accredited assessor. Such authorizations will be processed as a Type 1 permit. Authorization to reduce the fuelbreak requirement will not, however, release an applicant from compliance with any other applicable standard of this Ordinance.

When a dwelling or use is not authorized by a fire district, ODF or an accredited assessor, a fuelbreak reduction may be approved by the County under a Type 2 review when the applicant documents, and the County confirms through a site inspection, that one or more of the following conditions affect development of the proposed use:

- A) A stream or irrigation canal, road, topographic feature, or other site characteristic serves as an adequate fuelbreak.
- B) A better fire suppression and prevention strategy is proposed by the applicant.
- C) Because of parcel or lot configuration, a portion of the fuelbreak would be located on an adjoining property, and an adjustment of the building site is not practicable.

The County's decision to authorize a fuelbreak reduction will consider the advice of the nearest fire protection district or agency, and may impose additional standards, conditions or require technical information as needed to assure compliance.

8.7.5 Conditional Approval Requirements When Deemed Necessary

The County's decision to authorize a fuelbreak reduction or approve a fire safety inspection outside a fire district will consider the advice of the nearest fire protection district or ODF and may impose additional standards, conditions or require technical information as needed to assure compliance.