



April 21, 2010

TO: Architects, Contractors and Interested Parties

FROM: City of Grass Valley Building Division

SUBJECT: Policy on Application of Provision of 2007 California Building Code,
Chapter 7A Requirements

Background: As of January 1, 2008 the requirements of CBC Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure) became effective and the responsibility for enforcement by all local jurisdictions. A significant portion of the City of Grass Valley is located within the State Responsibility Areas (SRA) that has been determined to be classified as a Moderate, High, or Very High Fire Hazard Severity Zone as defined by the State Fire Marshal and shall enforce those requirements for all new building construction. (See attached map) The City Building Division has received several inquiries as to what level of construction activity would cause the provisions of Chapter 7A to be triggered.

Application of Chapter 7A: As stated in Chapter 7A, these requirements apply to new buildings and structures: both residential and commercial. These requirements shall not apply to minor additions, or remodels of existing buildings not originally built under these provisions of the 2007 CBC.

Rebuilding of existing buildings or major remodels that reach the point of replacing most, if not all of the existing structure to the point where a new building is the final product shall be evaluated by the Building Division and be based on the scope of work. These projects will be considered "complete" remodels when the scope of work is greater than **50%** of the existing structure.

When projects are determined to be "complete" remodels, and the scope of work includes replacement of roof covering, exterior siding, windows and doors then the provisions of Chapter 7A for approved materials shall apply. Eave venting installed with the original construction that is not being altered can remain as originally constructed.

Plan Check Certification required by this chapter shall be in the form of the Building Division approval stamp. Field inspection certification required by this chapter shall be in the form of a Certificate of Occupancy or Final Building Approval. The requirement for defensible space requirements of this Chapter shall be the responsibility of the Local Fire Authority.

Summary of Policy: If your construction project meets the provisions listed below, the requirements of Chapter 7A shall be applied:

- Your project site is located within the Moderate, High, or Very High Fire Hazard Severity Zone as defined by the State Fire Marshal; and
- Your project is the construction of a new commercial or residential structure;

Or

- Your project is considered a “complete” remodel when the scope of work is greater than **50%** of the existing structure. If the scope of work for this “complete remodel” includes replacement of roof covering, exterior siding, windows and doors then the provisions of Chapter 7A for approved materials shall apply. Eave venting installed with the original construction that is not being altered can remain as originally constructed.

Policy Approved by:

Dated

Joe C. Heckel, Community Development Director

