Subchapter 2. SRA/VHFHSV Fire Safe Regulations

§ 1270.00. Title.
These regulations shall be known as the “SRA/VHFHSV Fire Safe Regulations,” and shall constitute the basic wildfire protection standards of the California Board of Forestry and Fire Protection.


§ 1270.01. Purpose.
(a) These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones as defined in Government Code § 51177(i) (VHFHSZ).
(b) The future design and construction of structures, subdivisions and developments in the SRA and, after July 1, 2021, the VHFHSV shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles.
These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.


§ 1270.02. Scope.

(a) These regulations shall apply to:

(1) the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsections (b) through (d), inclusive, and (f);

(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971, except where being sited or installed as an accessory or junior accessory dwelling unit as set forth in subsection (d) below;

(3) all tentative and parcel maps or other developments approved after January 1, 1991; and

(4) applications for building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access
to the buildings were not imposed as part of the approval of the parcel or
tentative map.

(b) These regulations do not apply where an application for a building permit is filed
after January 1, 1991 for building construction on a parcel that was formed from a
parcel map or tentative map (if the final map for the tentative map is approved within the
time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent
that conditions relating to the perimeters and access to the buildings were imposed by
the parcel map or final tentative map approved prior to January 1, 1991.

(c)  (1) At the discretion of the local jurisdiction, and subject to any requirements
imposed by the local jurisdiction to ensure reasonable ingress, egress, and
capacity for evacuation and emergency response during a wildfire, these
regulations shall not apply to the reconstruction or repair of legally constructed
residential, commercial, or industrial buildings due to a wildfire, to the extent that
the reconstruction or repair does not:

(A) increase the square footage of the residential, commercial, or
industrial building or buildings that previously existed; or
(B) change the use of the building or buildings that had existed previously;
or
(C) construct a new building or buildings that did not previously exist on
the site.

(2) Nothing in this subsection shall be construed to alter the extent to which these
regulations apply to the reconstruction or repair of a legally constructed
residential, commercial, or industrial building for reasons unrelated to a wildfire.

(d) These regulations do not apply to the creation of accessory or junior accessory
dwelling units that comply with Government Code sections 65852.2 or 65852.22, or any
local ordinances enacted thereunder, as applicable, including any local ordinances requiring provisions for fire and life safety.

(e) Unless otherwise exempt pursuant to this subchapter, affected activities include, but are not limited to:

1. permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
2. application for a building permit for new building construction;
3. application for a use permit; and
4. road construction.

(f) EXEMPTION: Roads used solely for agricultural, mining, or the management and harvesting of wood products.


§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

(a) the local jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA or, after July 1, 2021, the VHFHSZ.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the local jurisdiction.
(c) the local jurisdiction shall ensure that the applicable sections of this subchapter become a condition of approval of any applicable construction or development permit or map.