



Planning Services Division

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Chapter 3-5* Fire Safety

Sections:

- 3-501 General.
- 3-502 Definitions.
- 3-503 Building and landscaping criteria.

3-501 - General.

(a) The city council finds, pursuant to Health and Safety Code Sections 17958.5 and 17958.7, that the climatic topographic and geologic conditions existing in the city require changes and modifications in the codes which are more stringent than the State Fire Marshal's Standards for fire and public safety.

(b) This chapter regulates the use of construction materials and requires the installation of specific fire safety features in new construction in the city. Except as set forth in Sections 3-501(b) and 3-503(a), this chapter does not apply to existing structures.

(c) This chapter does not require that an existing building be retrofitted to meet its requirements unless 50 percent or more of the building is destroyed by fire, earthquake, explosion, collapse, act of God or other natural disaster.

(d) This chapter implements the safety element of the city's general plan to:

(1) Comply with the general plan standards for response time due to the substandard street layout and design in the city;

(2) Coordinate the review of development applications between the city and the fire district; and

(3) Regulate the design of building, siting and vegetation management to enhance maximum fire prevention and protection.

(e) To the extent that a provision of this chapter conflicts with a provision of the California Building Code, or any sections of the Contra Costa County Code which have adopted the above code by reference and which have been adopted by reference into this code, this chapter shall prevail. This chapter regulates building construction in the city due to the characteristics of the city's climate, topography and geology which necessitate variations from the California Building Code.

3-502 - Definitions.

As used in this chapter:

(a) "Fire district" means the Contra Costa Fire Protection District or authorized fire protection agency for Lafayette.

(b) "Fire area" means the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

(c) "High fire hazard area" means a lot or parcel identified on the map adopted by the city council indicating potential areas of high fire hazard and risk.

(d) "Substantial addition or expansion" means an addition, expansion, remodel, or renovation of any structure where the addition of new fire area exceeds fifty percent of the existing fire area.

3-503 - Building and landscaping criteria.

(a) **Roof Covering Requirements.** All roof covering on new construction located in a high fire hazard area shall have a minimum Class "A" roofing assembly rating (based on U.L. 790 Test Standard), except that for additions to an existing structure of less than 25 percent of the existing roof area, the roofing assembly may be Class B. Replacement roofing shall have a minimum Class "B" roofing assembly rating, except for repair to an existing roof less than 25 percent of the total roof area.

(b) **Wood Shingles and Shakes.** Wood shingles and shakes may be permitted on exterior wall surfaces provided they are fire retardant treated in accordance with ASTM E 108 or UL790 and ASTM D 2898.

(c) **Landscaping.** Landscaping should be planned to minimize fire hazards. Where subject to design review, review of the landscape plan for fire hazard will be administered according to the specific site characteristics and with consideration of the other requirements of the plan.

Goals of the plan should be to:

- (1) Eliminate as much as possible the use of the highly flammable plants. (As listed in the EBMUD publication "[Firescape: Landscaping to Reduce Fire Hazard](#)").
- (2) Space plants so as not to create fireladders.
- (3) Create low-fuel fire breaks where appropriate.
- (4) Incorporate fire-resistant plants where appropriate.
- (5) Require removal of flammable weeds and debris within 30 feet of the house.

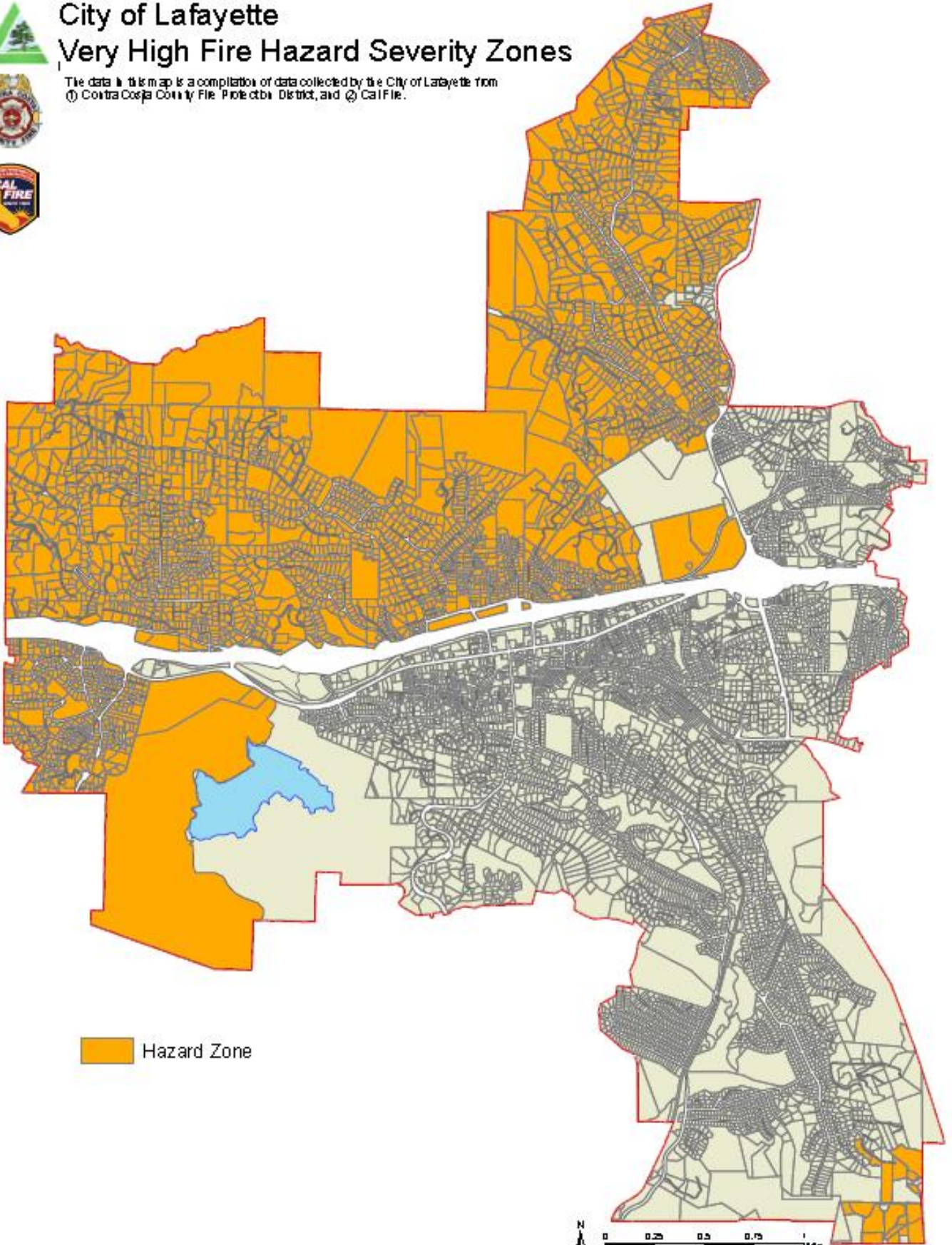



City of Lafayette

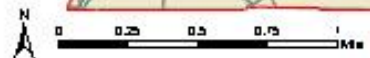
Very High Fire Hazard Severity Zones

The data in this map is a compilation of data collected by the City of Lafayette from

① Contra Costa County Fire Protection District, and ② Cal Fire.



 Hazard Zone



Map prepared by Anthony Adams
 June 2013
 Data Sources: Contra Costa County Fire Protection District and Cal Fire
 Map No. 1 - Open and Proposed Very High Fire Hazard Severity Zones