



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

Ord introduced

BUILDING

Bob Martino
 Chief Building Official

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: Bob Martino, Chief Building Official
 Building Department, Community Development Resource Agency
DATE: February 20, 2007
SUBJECT: Revision to County Code – Roof Construction and Fire Retardant Requirements

ACTION REQUESTED:

Approve revisions to Section 15.04.050 Subdivision R. Roof Construction and Fire Retardant Requirements of the Placer County Code which would require application of Class A roofing materials in the unincorporated area on new construction, additions, and re-roofing of more than 50% of the roof covering in a 1 year period.

BACKGROUND:

In April of 2005 the Board adopted the Disaster Mitigation Act 2000 Multi Hazard Mitigation Plan which seeks to reduce or eliminate long-term risk to people and property from natural hazards and their effects. Contained in this plan were several action items prioritized by the Board's adoption. Section 5, Action item #8 identified a modification to the County Code (UBC) to require a Class A roofing assembly on a countywide basis. The recommendation was to expand the existing boundary for enforcement of a Class A roofing assembly to the western area of the County that currently requires a Class B assembly.

Based on the Board's recognition of the importance of the Multi Hazard Mitigation Plan, the Placer County Fire Chiefs Association has made a request to the Building Department to revise the Placer County Code to extend the requirement for Class A roofing throughout areas under the oversight of the County Building Department. Currently, Class A roofing is required in eastern Placer County, specifically, those areas east of highways 49 and 80 (attachments 3 & 4). With the approval of this request, a Class A roofing assembly would now be required in the unincorporated area of Placer County, on new construction, additions and re-roofing of more than 50% of the existing roof covering in a 1 year period. Class A provides the best fire resistance, and therefore, the best protection for homes and businesses.

The Placer County Contractors Association has determined that this change would have minimal effect on the building community (attachment 5). Currently, in almost every case, either asphalt shingle roofing or non-combustible roofing such as metal, tile or slate is being utilized in modern home construction. Both of these applications meet the

Class A requirement as is, and require no additional supplemental membrane protection. Fire treated wood shakes could still be made to meet the Class A rating when installed in conjunction with an approved fire-resistive underlayment.

In the case of existing construction, where roofing material may not match that required for a new proposed building on the same property, alternative methods and/or alternate assemblies could be approved. This would provide the applicant with the ability to match any existing roof treatment.

In addition, neighboring Nevada and El Dorado Counties currently require Class A roofing in new construction. Approval of this request would help bring a level consistency in requirements to the region.

FISCAL IMPACT:

None

Attachments:

- 1) Ordinance-Revision to Roof Construction and Fire Retardant Requirements
- 2) Letter of Support from Fire Chiefs Assoc.
- 3) Map of Current Class A Requirements
- 4) Adopting Resolution – Multi Hazard Mitigation Plan
- 5) Letter of Support from Placer County Builders Assoc.

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

AN ORDINANCE AMENDING PLACER COUNTY
CODE, CHAPTER 15, RELATING TO REVISIONS
TO ARTICLE 15.04.050 SECTION R. ROOF
CONSTRUCTION AND FIRE RETARDANT
REQUIREMENTS

Ord. No.: _____
FIRST READING: 02-20-07
SECOND READING: _____

The following **Ordinance** was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

Ann Holman

THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY DOES ORDAIN AS FOLLOWS:

Article 15.04.050 of the Placer County Code is hereby amended to read as follows:

SECTION ONE: "15.04.050 Roof Construction and Fire Retardant
Requirements"

R. Roof Construction and Fire Retardant Requirements.

1. UBC Section 2320.12.9, UBC Section 1503, and Appendix Chapter 15, Section 1514 - Roof construction and materials. Change UBC Sections 2320.12.9, 1503 and Appendix Chapter 15, Section 1514 by adding following paragraph:

a. Spaced roof sheathing is permitted when installed in accordance with UBC Table 15-B-2 & Table 23-II-D1 when the design roof live load or snowload is less than 30 PSE and spaced roof sheathing is not prohibited by the required listing of the roofing material or by the designer.

b. Draft stops conforming to UBC Section 708.3.1.2.2 are required in attics of residential occupancies.

2. UBC 1503 and Table 15-A: Roofs shall conform to the provision of Section 1503 & Table 15-A UBC except as herein modified: (Provisions in UBC Chapter 15 which provide for less stringent roof ratings are not applicable.)

~~a. Roof coverings/assemblies shall be fire retardant as defined/ designated in UBC Section 1503 & Table 15 A, as modified herein, in Fire Zone 1 and 2. In order to enhance reasonable fire protection for structures located in high fire risk areas of Placer County, the County is hereby divided into fire zones One (1) and Two (2). Areas in which structures are exposed to moderate surroundings, i.e., heavy undergrowth, dense brush, or heavily forested areas are hereby designated as Fire Zone 1.~~

~~That unincorporated portion of Placer County lying east of a line extended from Sierra College Boulevard at the Sacramento County Line extending north along Sierra College Boulevard to Interstate 80 then east following Interstate 80 to State Highway 49 then north following State Highway 49 to the Nevada County Line is designated Fire Zone 1. The remainder of the County shall be designated Fire Zone 2.~~

~~a. b.~~ Class A rating shall be the minimum roofing/assembly in the unincorporated portions of Placer County, Zone 1. Class B rating shall be the minimum roofing/assembly in Zone 2. This requirement in both zones includes Group R, Division 3, and Group U Occupancies.

~~b. c.~~ All new construction, including additions, requires Class A ~~or Class B~~ roofing/assembly as designated in the Fire Zones above, as a minimum. All re-roofing requires Class A ~~or Class B~~ as designated in the Fire Zones above, as a minimum. Re-roofing in excess of fifty (50) percent of an existing structure within any one-year period will necessitate that the entire roof be Class A roofing/assembly or Class B roofing/assembly as designated in the Fire Zones above, as a minimum.

The local fire authority having jurisdiction may have different requirements when adopted and enforced by the fire district pursuant to H&S Code 13869.7.

SECTION TWO: This Ordinance shall be effective thirty (30) days after its final passage.



Chief Ken Wagner, President
City of Roseville Fire Department
401 Oak Street, Roseville CA 95678

Chief Dave Ebert, Vice President
Penryn/Newcastle Fire Protection District
P.O. Box 219, Penryn, CA 95663

Chief Ian Gow, Secretary
Placer Hills Fire Protection District
Box 350, Meadow Vista, CA 95722

December 14, 2006

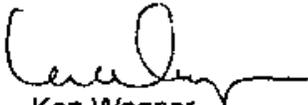
Bob Martino
Chief Building Official
County of Placer
3091 County Center Drive, Suite 160
Auburn, California 95603

Dear Mr. Martino:

The purpose of this letter is to communicate the endorsement of the Western Placer County Fire Chiefs Association for your proposed amendments to the Placer County Building Code requiring Class A roofing assemblies on all construction within the unincorporated areas of Placer County. The fire prevention officers from the various fire agencies throughout the County have been working with your staff to help implement this important change. Class A roofing assemblies are an extremely important component of our overall fire and life safety initiatives.

Once again, we fully support this proposal. Please feel free to contact me at (916) 774-5825 if you have any questions or if we can be of any further service during the adoption process.

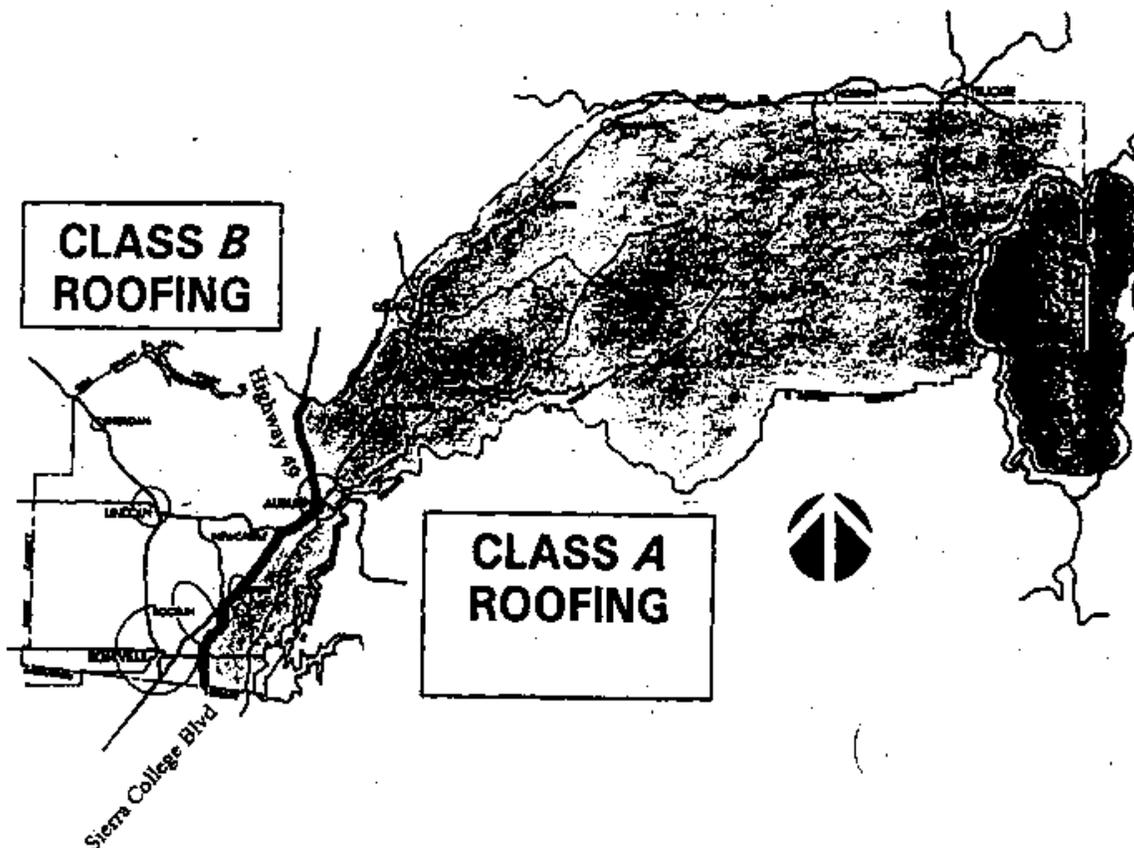
Sincerely,


Ken Wagner
President

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DEC 18 2006
BLDG. DEPT.

FIRE RETARDANT ROOFING

1. Areas of the unincorporated portion of Placer County, which are east of the boundary created by a course along Sierra College Boulevard from the Sacramento County line to interstate 80, then to State Route 49, then to the Nevada County line are in an area designated as VERY HIGH FIRE HAZARD SEVERITY ZONE.
2. All new construction in the VERY HIGH FIRE HAZARD SEVERITY ZONE, including additions, requires a minimum "Class A" roof covering. All other areas of Placer County require a minimum "Class B" roof covering. Re-roofing in excess of 50% of the existing structure within any one-year period shall comply with the provisions of the current regulations.
3. Spaced roof sheathing is permitted when installed in accordance with UBC Table 15-B-2 & Tables 23-II-D-1, 23-II-D-2, 23-II-E-1 & 23-II-E-2 when the design roof live load or snow load is less than 30 PSF and spaced roof sheathing is not otherwise prohibited by the required listing of the roofing material or by the designer. (Placer County Code 4.20 (q)(1))
4. Any discrepancy in the designation of an area will need to be reviewed by the California Division of Forestry or local Fire Authority.
5. The roofing installer shall provide a completed "Certificate of Compliance" to the field inspector prior to, or at the time of the final inspection of the structure, that certifies the roof meets the "Class A" requirement and, for all roofs certifies that the roofing material was installed per the manufactures installation requirements.



CALIFORNIA HEALTH AND SAFETY CODE 13132.7 (d)(1): ...on or after January 1, 1997, within very high fire severity zones designated by the Director of Forestry and Fire Protection pursuant to Article 9 (commencing with section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code or by a local agency pursuant to Chapter 6.8 (commencing with Section 51175) of Part 1 of Division 1 of Title 5 of the Government Code, every new structure, and every existing structure when 50 percent or more of the total roof area is reroofed within any one-year period commencing as adopted and amended by the State Building Standards Commission.



**PLACER COUNTY
BUILDING DEPARTMENT
AUBURN, CALIFORNIA**

PLACER COUNTY CODE

DATE: *January 20, 2006*

101

085

Before the Board of Supervisors
County of Placer, State of California

In the matter of:
**A RESOLUTION ADOPTING THE PLACER COUNTY
DMA 2000 MULTI-HAZARD MITIGATION PLAN**

Resol. No: 2005-82

Ord No: _____

First Reading: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the
County of Placer at a regular meeting held April 26, 2005

by the following vote on roll call:

Ayes: SANTUCCI, HOLMES, GAINES, KRANZ, WEYGANDT
Noes: NONE
Absent: NONE

THE FOREGOING INSTRUMENT IS A CORRECT
COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
ATTEST

ANN HOLMAN
Clerk of the Board of Supervisors, County
of Placer, State of California
[Signature]
Deputy Clerk

Signed and approved by me after its passage.

[Signature]
Chairman, Board of Supervisors

Attest:
Clerk of said Board *[Signature]*

WHEREAS, Placer County recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS an adopted Multi-Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS Placer County participated fully in the mitigation planning process to prepare this Multi-Hazard Mitigation Plan; and

WHEREAS the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the Placer County Multi-Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governments and entities;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the County of Placer that the Placer County DMA 2000 Multi-Hazard Mitigation Plan is hereby adopted as an official plan.

PCCA

**PLACER COUNTY
BUILDERS EXCHANGE AND CONTRACTORS ASSOCIATION, INC.**

*271 Auburn Ravine Road
Auburn, CA 95603*

Telephone: (530) 889-3953

FAX: (530) 889-3956

E-mail: admin@placerbx.com • Website: www.placerbx.com

10656 Industrial Ave. Ste. 160

Roseville, CA 95678

Telephone: (916) 771-7229

FAX: (916) 771-0556

January 30, 2007

Bob Martino, Acting Chief Building Official
Placer County Building Department
3091 County Center Drive, Suite 160
Auburn, CA 95603

Placer County Contractor's Association, Inc.
Board of Directors
10656 Industrial Ave., Ste. 160
Roseville, CA 95678

Dear Bob Martino,

We, the Placer County Contractor's Association, Inc., recognize a need for Class A ratings on all roof assemblies in unincorporated areas of Placer County.

We appreciate and support your efforts going forward for the safety of our community.

Sincerely,

Patrick Remington

Patrick Remington
President

Placer County Contractor's Association, Inc.

