

## Title

Setback Requirement for Structure Defensible Space for properties located In the State Responsibility Area (SRA).

## Purpose

the purpose of this bulletin is to allow design professionals and applicants the ability to demonstrate equivalent compliance with the requirements of the California Code of Regulations (CCR) Section 1276.01,, when applying for a Building Permit .

## Technical Details

Effective January 1<sup>st</sup>, 2020, per CCR Section 1276.01, all parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road when located in the SRA. When a thirty (30) foot setback is not possible for practical reasons, which may include (but are not limited to) parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect. The Sonoma County Fire Division has determined that adherence to the following tables outlining minimum exterior wall elements' fire-resistance rating requirements will provide the same practical effect of the minimum 30' setback requirement of CCR Section 1276.01.

This requirement is required on new construction or additions, when the addition is creating a new wall closer to the property line than the existing wall.

The applicant or design professional shall provide the necessary documentation, within the project plans, for review in compliance with the tables below, and shall be designed with sufficient detail for approval by Permit Sonoma Building and Fire Divisions.

## Exception – Same Practical Effect 14 CCR §1270.06

### § 1276.01. Setback for Structure Defensible Space.

(c) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road.

(b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.

- (i) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.
- (ii) See approved tables for additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A.

© Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

□ Permit Number

**BLD**

**Date:**

Exception – Same Practical Effect 14 CCR §1270.06

§ 1276.01. Setback for Structure Defensible Space.

**Exterior Walls, within State Responsibility Area,  
For New Buildings without Automatic Fire Sprinkler Protection**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure <i>from</i> both sides	< 10 feet
	(Not fire-resistance rated)	Comply with CRC Sec <i>R327.7</i> or <i>CBC Sec 707A</i>	≥ 10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with CRC Section <i>R327.7</i> or <i>CBC Section 707A</i> Comply with Section <i>CRC Sec R327.9</i> or <i>CBC Sec. 709A</i>	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	25% maximum of wall area	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	>10 feet
	Unlimited	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	20 feet
Penetrations	All	Comply with Section <i>R302.4</i> or <i>CBC 714.3</i>	< 10 feet
		Comply with Section <i>R327.6</i> or <i>CBC 706A</i>	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

Submitted plans shall include adequate details and assembly listings to demonstrate compliance with above criteria for approval and Building Permit issuance

□ Permit Number

BLD

Date:

Exception – Same Practical Effect 14 CCR §1270.06

§ 1276.01. Setback for Structure Defensible Space.

**Exterior Walls, within State Responsibility Area,  
For New Buildings with Automatic Residential Fire Sprinkler Protection**

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.7 or CBC Sec 707A	10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section R327.9 or CBC Sec. 709A	10 feet
Openings in walls	Not allowed	N/A	< 5 feet
	25% maximum of wall area	Comply with Section R327.8 or CBC Sec 708A	<10 feet
	Unlimited	Comply with Section R327.8 or CBC Sec 708A	>10 feet
Penetrations	All	Comply with Section R302.4 or CBC 714.3	< 10 feet
		Comply with Section R327.6 or CBC 706A	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

Submitted plans shall include adequate details and assembly listings to demonstrate compliance with above criteria for approval and Building Permit issuance

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