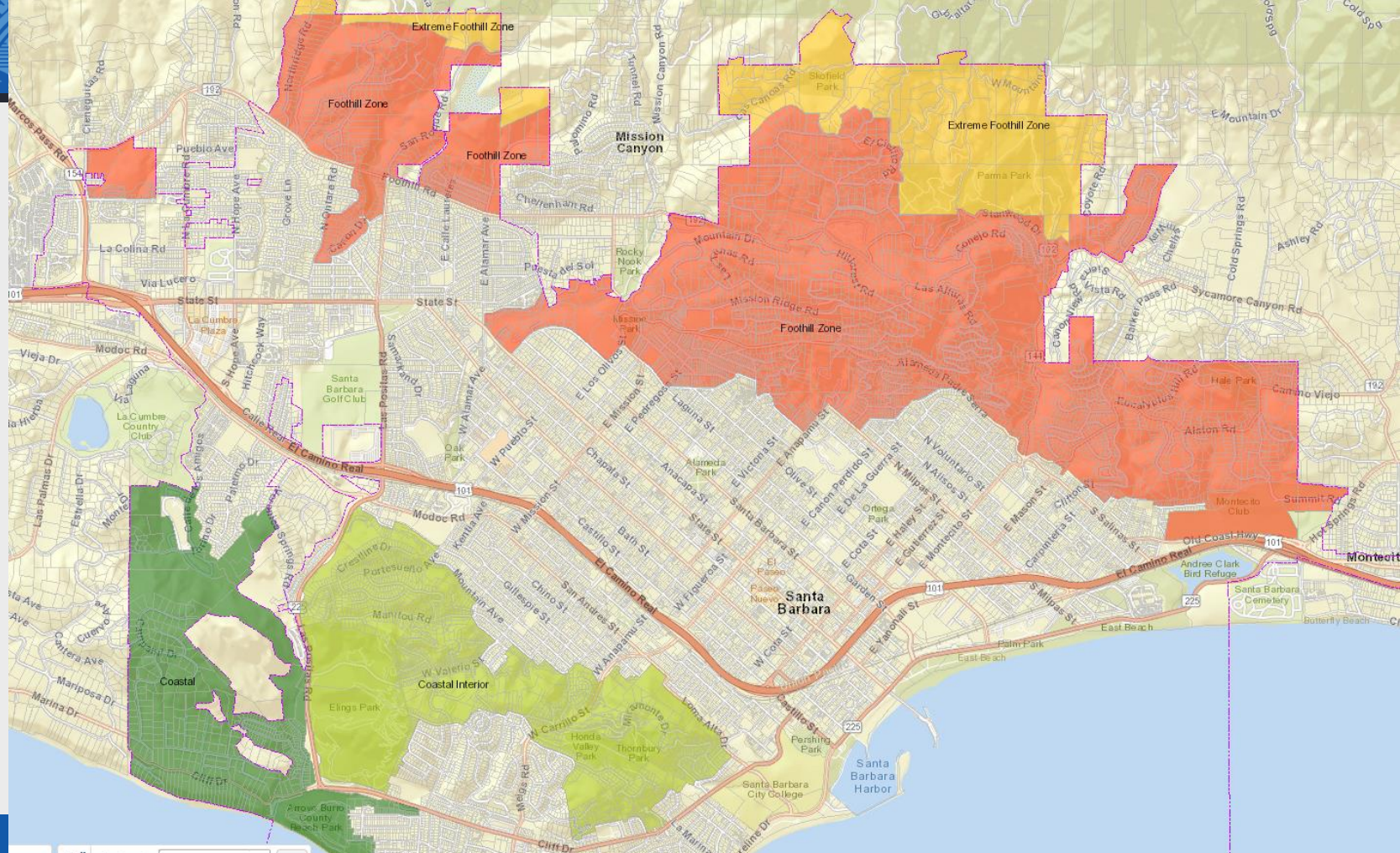




FIRE DEPARTMENT

DEFENSIBLE SPACE, HOME HARDENING, AND INSURANCE

Santa Barbara Association of Realtors
November 18, 2021



Defensible Space Requirements by Zone (SB City)

- Extreme Foothill = 150ft from structures
- Foothill = 100ft from structures (**also County**)
- Coastal = 50-70ft from structures
- Coastal Interior = 30-50ft from structures
- *Within any High Fire Hazard Area Zone, additional defensible space may be required on slopes greater than 30% and may require up to 300 feet of defensible space.

City MAPS Website



SantaBarbaraCA.gov/services/maps

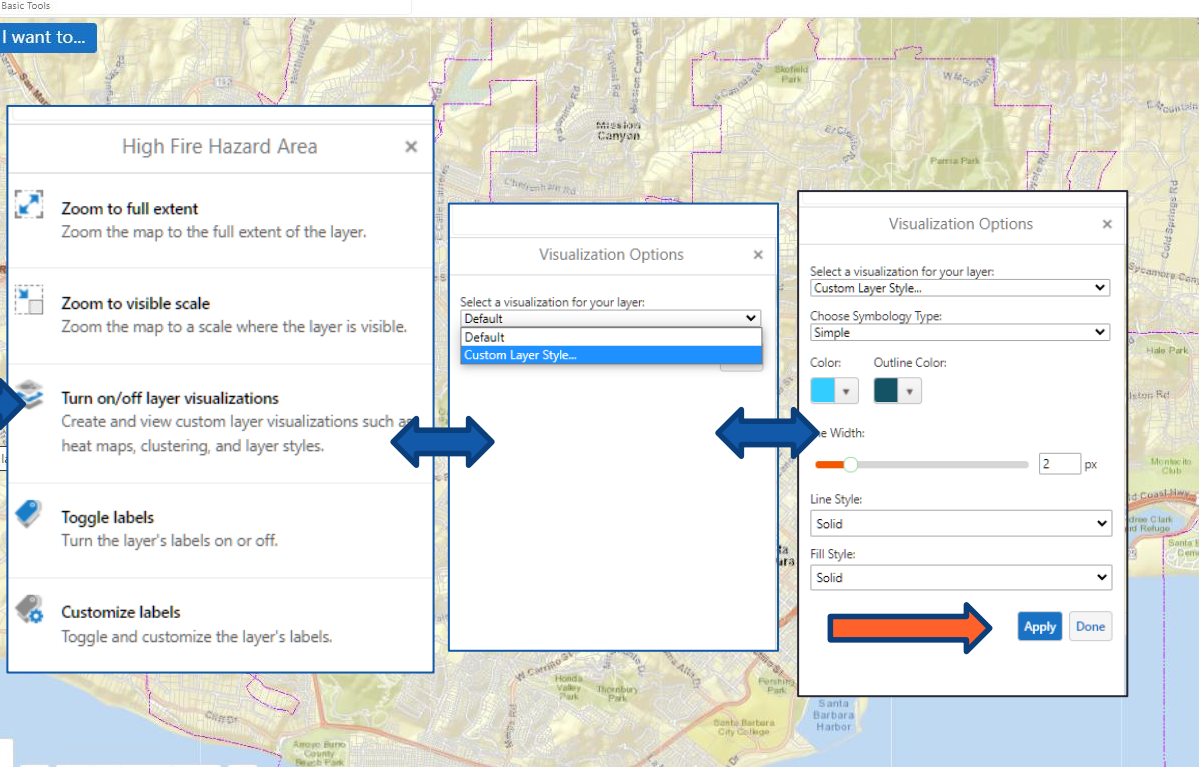
IF LAYER NOT SHOWING



Tools Searches Tasks



- Layers
- Filter Layers... Filter
- World Street Map
 - 2020 Aerials
 - 2015 Aerials
 - City of Santa Barbara GIS Layers
 - Administration
 - Archaeological
 - Biology
 - Environmental Hazards
 - Fire
 - High Fire Hazard Area
 - Assessment Chip Areas
 - Fire Stations
 - Engine Response Areas
 - Veg Mgmt Units
 - WFSA District
 - Com Fuels Network
 - Geology
 - Hydrography
 - Parks Recreation
 - Planning
 - Survey



High Fire Hazard Area

- Zoom to full extent**
Zoom the map to the full extent of the layer.
- Zoom to visible scale**
Zoom the map to a scale where the layer is visible.
- Turn on/off layer visualizations**
Create and view custom layer visualizations such as heat maps, clustering, and layer styles.
- Toggle labels**
Turn the layer's labels on or off.
- Customize labels**
Toggle and customize the layer's labels.

Visualization Options

Select a visualization for your layer:

Default
Default
Custom Layer Style...

Visualization Options

Select a visualization for your layer:

Custom Layer Style...

Choose Symbology Type:

Simple

Color: Outline Color:

Line Width: 2 px

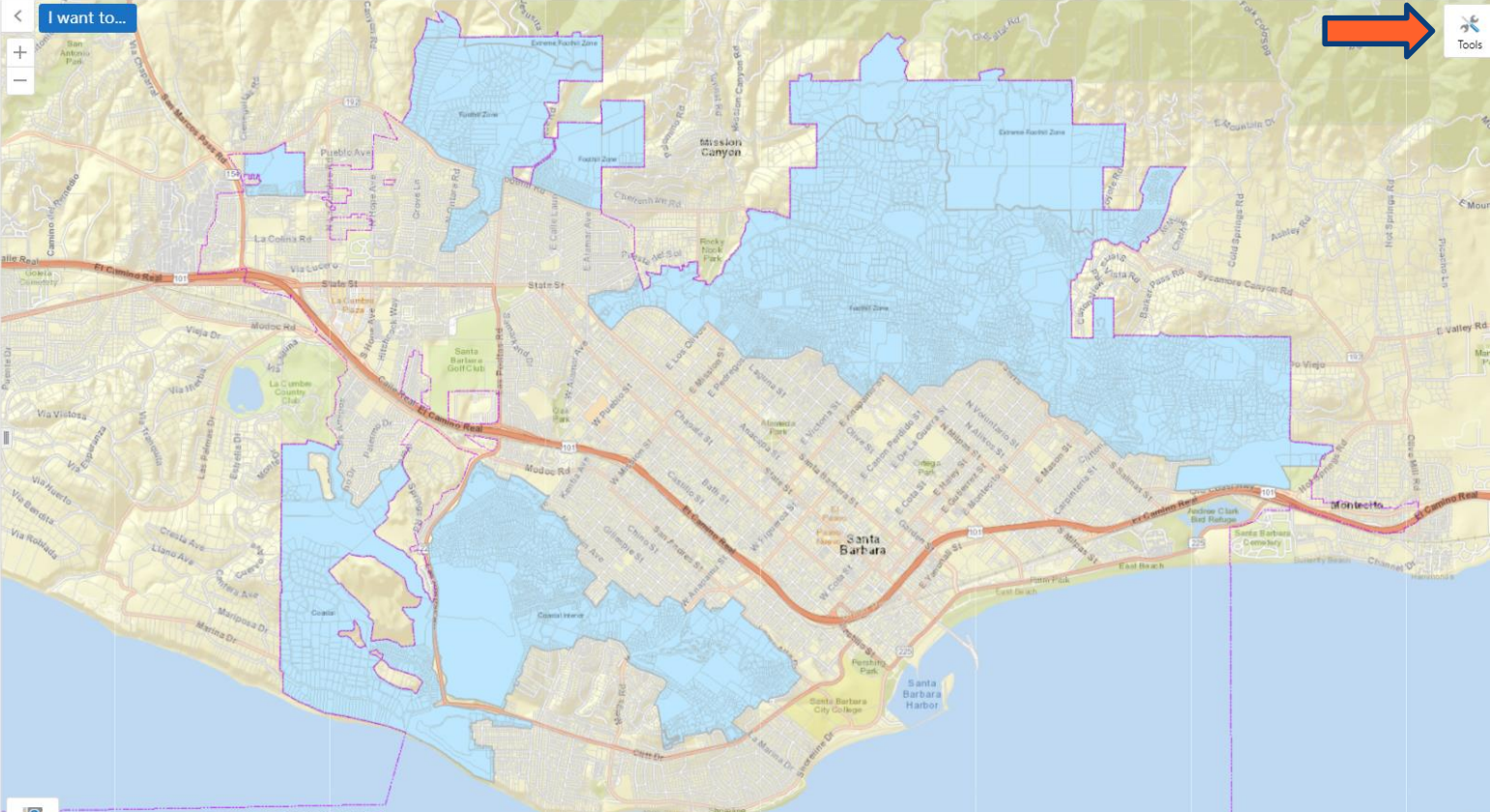
Line Style: Solid

Fill Style: Solid

Apply Done



- Layers
- Filter Layers... Filter
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 - 2020 Aerials
 - 2015 Aerials
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 - Parks Recreation
 - Planning
 - Survey
 - Transportation
 - Infrastructure



Checking High Fire Hazard Areas in County

ANSWERING THE CALL SINCE 1926. Today's Fire Danger: **HIGH** ACTIVE CALLS

Defensible Space Program as outlined in California's Public Resource Code 4291.

Fire Investigation/Law Enforcement Unit

CA Assembly Bill 38: Requesting a Defensible Space Inspection

Request a defensible space inspection for your property.

On and after July 1, 2021, when you sell property that is located in a high, very high, or County-defined fire hazard severity zone you'll need documentation of a compliant Defensible Space Inspection that complies with Section 4291 of the Public Resources Code or Santa Barbara County vegetation management ordinances. Once you have confirmed your property lies within one of these zones using the interactive map below, please fill out the form to request an inspection.

What happens after I submit the form?


By completing this form, you will be submitting your request for a PRC 4291 compliance inspection to be conducted at the address you list below. You will receive a follow-up phone call or email from your local Defensible Space Inspector to schedule your inspection.

When should I submit the request?

A copy of the completed inspection report that shows proof the property has been inspected and has passed that inspection, within six (6) months prior to entering into a sales contract.

What if my property does not pass the inspection?

If your property does not pass on the first attempt, the inspector will explain what work needs to be completed and schedule another appointment at a later date. If the property will not meet compliance with PRC 4291 standards or a local vegetation management ordinance, the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance within one year after closing escrow.

Step 1: Verify Map Location 

Step 2: Complete Inspection Form

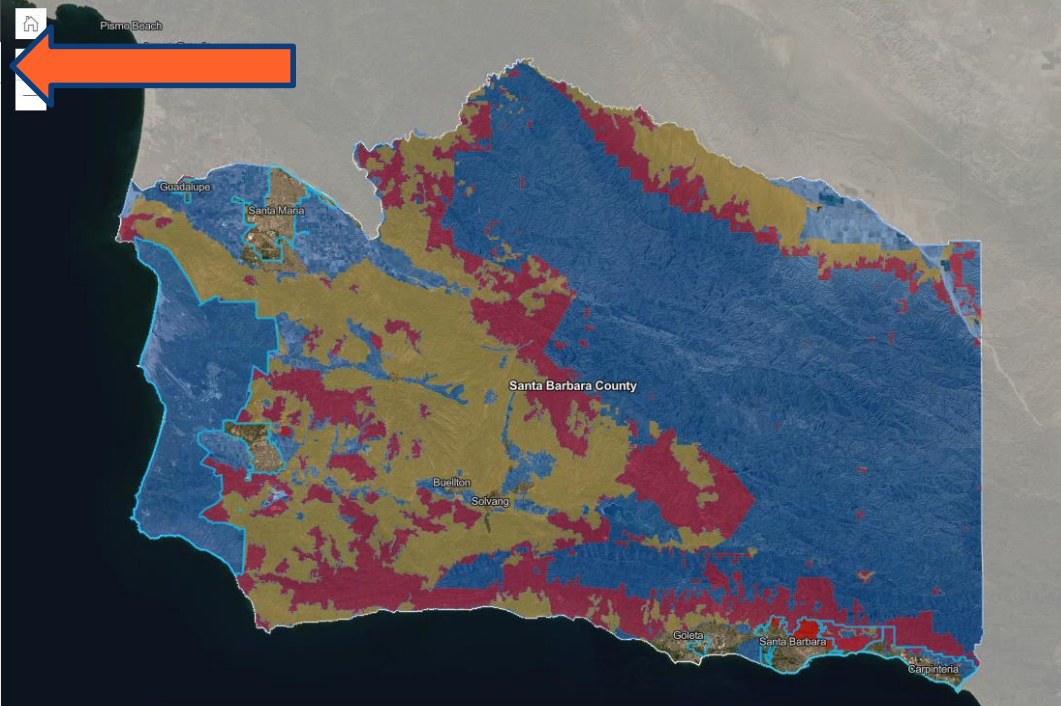
- SBCfire.com/defensible-space-program

CA Assembly Bill 38: Santa Barbara County

Find address or place

Type address in box above to confirm an inspection is required when selling your property in Santa Barbara County

Once you have confirmed your property lies within Santa Barbara County and a **High, Very High** or **County** Fire Hazard Zone, please complete [this form](#) to request an existing inspection record/schedule a future inspection.

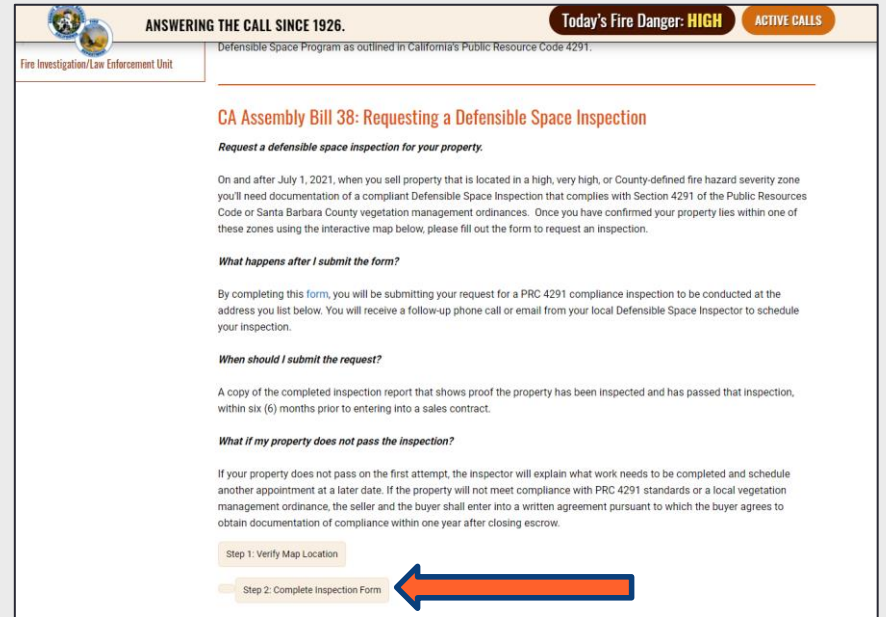


Not in Santa Barbara County Fire Jurisdiction	Fire Hazard Severity Zones	County High Fire Hazard Areas
	Hazard Class Vary High Moderate High	

Requesting an Inspection (Buyer after closing)



SantaBarbaraCA.gov/fire
(City)



SBCfire.com/defensible-space-program
(County)

Defensible Space Evaluations (Inspections)

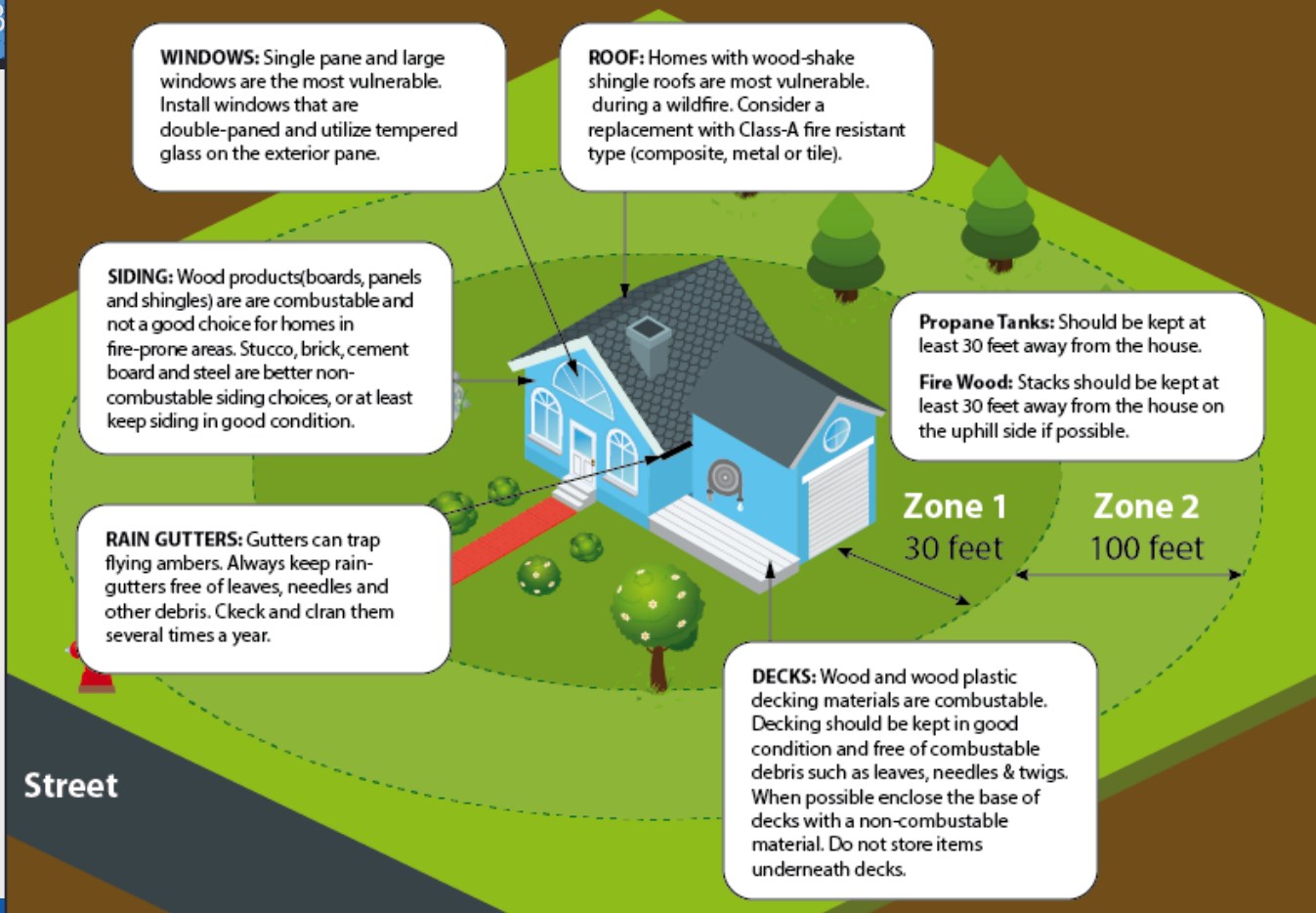


HIGH FIRE HAZARD EVALUATION

Santa Barbara City Fire Department - 121 West Carrillo Street, Santa Barbara, CA 93101 (805) 965-5254

INSPECTOR (FIRST, MI., LAST)		INSPECTOR'S TITLE		STATION	SHIFT	EVALUATION DATE	
IF YOU HAVE QUESTIONS CONCERNING THIS EVALUATION NOTICE, CALL:							
INSPECTEE	NAME (LAST, FIRST)						
	ADDRESS						
	CITY			STATE	ZIP		
	11. PHONE NUMBER #1		12. PHONE NUMBER #2		13. E-MAIL ADDRESS		
14. <input type="checkbox"/> No violations observed. (check if applicable)		15. VIOLATION RE EVALUATION? <input type="checkbox"/> YES <input type="checkbox"/> NO		16. EVALUATION # <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3		17. FOLLOW-UP EVALUATION DATE: <input type="checkbox"/> N/A	
<i>Items in red are required annually under Santa Barbara Municipal Code 8.04</i>							
ACCESS							
YES	NO					<i>Recommendations:</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Home address visible from the street					
<input type="checkbox"/>	<input type="checkbox"/>	Home address made of fire resistive materials					
<input type="checkbox"/>	<input type="checkbox"/>	Directional signs as needed					
<input type="checkbox"/>	<input type="checkbox"/>	Are directional/street signs made of fire resistant materials					
<input type="checkbox"/>	<input type="checkbox"/>	If driveway is long, does it have suitable turnaround area					
<input type="checkbox"/>	<input type="checkbox"/>	Gates and locks operable by fire agencies					
<input type="checkbox"/>	<input type="checkbox"/>	Vegetation cleared both horizontally 10' and vertically 13'6" from roadways on or bordering your property					
<input type="checkbox"/>	<input type="checkbox"/>	Dry grasses cut to 2 inches					
STRUCTURE							
YES	NO					<i>Recommendations:</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Class A roof					
<input type="checkbox"/>	<input type="checkbox"/>	Tile stoppers at ends					
<input type="checkbox"/>	<input type="checkbox"/>	Spark arrestors and 1/4" mesh on chimney					
<input type="checkbox"/>	<input type="checkbox"/>	Boxed eaves and enclosed decks					
<input type="checkbox"/>	<input type="checkbox"/>	All exterior vents (attic, eave, etc.) comply with current OSFM standards					
<input type="checkbox"/>	<input type="checkbox"/>	Windows dual paned with 1 pane tempered					
<input type="checkbox"/>	<input type="checkbox"/>	Structure has noncombustible siding					
<input type="checkbox"/>	<input type="checkbox"/>	Decks and porches made of non-combustible material and free of easily combustible material (i.e. plastic furniture, seat cushions, shade umbrellas)					
<input type="checkbox"/>	<input type="checkbox"/>	Remove wood piles and other combustibles at least 30' from house					
<input type="checkbox"/>	<input type="checkbox"/>	Resident has smoke detectors, fire extinguishers & evacuation plan					
<input type="checkbox"/>	<input type="checkbox"/>	Residential sprinklers in operating condition					
<input type="checkbox"/>	<input type="checkbox"/>	Rain gutters and roof free of leaves, needles and branches					
<input type="checkbox"/>	<input type="checkbox"/>	Trees limbed minimum 10ft from chimney					
DEFENSIBLE SPACE							
YES	NO					<i>Recommendations:</i>	
<input type="checkbox"/>	<input type="checkbox"/>	All flammable brush is lean, clean and green (limbed, pruned and maintained) within designated defensible space zone (30-50-70-100-150ft)					
<input type="checkbox"/>	<input type="checkbox"/>	All fire ladders removed					
<input type="checkbox"/>	<input type="checkbox"/>	Dry grass cut to 2 inches					
<input type="checkbox"/>	<input type="checkbox"/>	Shrubs trimmed up 2ft or 1/3 of height, all dead removed					
<input type="checkbox"/>	<input type="checkbox"/>	Shrubs and clusters spaced 18' apart					
<input type="checkbox"/>	<input type="checkbox"/>	All dead wood removed and trees limbed up 6ft above ground or as much as possible with younger trees.					
<input type="checkbox"/>	<input type="checkbox"/>	Trees limbed a minimum 10ft from eaves and roofline					
<input type="checkbox"/>	<input type="checkbox"/>	All dead trees removed from property					
<input type="checkbox"/>	<input type="checkbox"/>	Separation between trees and crowns					
<input type="checkbox"/>	<input type="checkbox"/>	LPG tank clear of combustible material 10ft in all directions					
SPECIAL CONDITIONS			GENERAL BUILDING CONSTRUCTION				





WINDOWS: Single pane and large windows are the most vulnerable. Install windows that are double-paned and utilize tempered glass on the exterior pane.

ROOF: Homes with wood-shake shingle roofs are most vulnerable during a wildfire. Consider a replacement with Class-A fire resistant type (composite, metal or tile).

SIDING: Wood products (boards, panels and shingles) are combustible and not a good choice for homes in fire-prone areas. Stucco, brick, cement board and steel are better non-combustible siding choices, or at least keep siding in good condition.

RAIN GUTTERS: Gutters can trap flying embers. Always keep rain-gutters free of leaves, needles and other debris. Check and clean them several times a year.

Propane Tanks: Should be kept at least 30 feet away from the house.
Fire Wood: Stacks should be kept at least 30 feet away from the house on the uphill side if possible.

DECKS: Wood and wood plastic decking materials are combustible. Decking should be kept in good condition and free of combustible debris such as leaves, needles & twigs. When possible enclose the base of decks with a non-combustible material. Do not store items underneath decks.

Street

FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY, DISCLOSURE, AND ADDENDUM
(C.A.R. Form FHDS, 5/21)

This is an advisory, disclosure, and addendum to the Purchase Agreement, OR Other _____ (Agreement), dated _____, on property known as _____ (Property) in which _____ is referred to as Buyer and _____ is referred to as Seller.

1. FIRE HARDENING AND DEFENSIBLE SPACE ADVISORY:

A. LAW APPLICABILITY:

- (1) **Fire Hardening Disclosure:** The disclosures specified in paragraph 3 are only required for sellers of residential properties: (i) that contain one to four units, (ii) that are constructed before January 1, 2010, and (iii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iv) that are located in either a **high** or **very high** fire hazard severity zone.
- (2) **Defensible Space Compliance:** The disclosures and requirements specified in paragraph 4 are only required for sellers of residential properties: (i) that contain one to four units and (ii) if the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) that are located in either a **high** or **very high** fire hazard severity zone.
- (3) **Inspection Report including Fire Hardening/Defensible Space Compliance:** The disclosure of a final inspection report obtained under the specifications in paragraph 5 is only required for sellers of residential properties improved with one to four units if the seller is obligated to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS). Any seller may be required to provide a copy of such a final inspection report pursuant to a contractual or voluntary disclosure or as a material fact.

B. WHERE TO LOCATE INFORMATION: Seller has the obligation to determine if compliance with the fire hardening and defensible space requirements are applicable to Seller and the property. It may be possible to determine if a property is in a **high** or **very high** fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed.

C. Even if the Property is not in either of the zones specified above, or if the Seller is unable to determine whether the Property is in either of those zones, if the Property is in or near a mountainous area, forest-covered lands, brush covered lands, grass-covered lands or land that is covered with flammable material, a Seller may choose to make the disclosures below because a buyer might consider the information material. A seller may voluntarily make the disclosures in paragraphs 3B and 4, even if not mandated by law.

2. FIRE SEVERITY ZONE:

A. The home is in a high or very high fire hazard severity zone.

OR **B.** The home is NOT in a high or very high fire hazard severity zone. Seller is providing this form as an advisory and, if paragraph 3B is completed below as a voluntary disclosure.

3. FIRE HARDENING DISCLOSURE (only required to be completed if criteria in 1A(1) are met):

A. FIRE HARDENING STATUTORY NOTICE: THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM

B. FIRE HARDENING VULNERABILITIES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):

- (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
- (2) Roof coverings made of untreated wood shingles or shakes.
- (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
- (4) Single pane or non-tempered glass windows.
- (5) Loose or missing bird stopping or roof flashing.
- (6) Rain gutters without metal or noncombustible gutter covers.

A. DEFENSIBLE SPACE ADVISORY: Public Resources Code § 4291 requires that, in order to minimize the risk of fire affecting a building or structure on the Property, a defensible space around the improvement be maintained within 100 feet of the improvement. Many local governments have enacted a local vegetation management ordinance for that same purpose. (Collective, "defensible space laws.") Effective July 1, 2021, Civil Code § 1102.19 requires disclosures regarding compliance with defensible space for certain specified properties.

B. DEFENSIBLE SPACE COMPLIANCE (1) applies unless (2), (3), or (4) is checked):

(1) **NO LOCAL ORDINANCE, BUYER shall obtain documentation of compliance with the State defensible space law;** No local ordinance: There is no local ordinance requiring proof of compliance with defensible space laws. Buyer shall obtain documentation of compliance within one year of Close Of Escrow. This requirement only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Inspector").

OR (2) **NO LOCAL ORDINANCE, SELLER within the previous 6 months has already obtained documentation of compliance with the State defensible space law:** There is no local ordinance requiring Seller to provide proof of compliance with defensible space laws, but Seller voluntarily obtained documentation within the last 6 months, from an Authorized Inspector. Seller shall deliver documentation to Buyer within 7 Days after Acceptance.



- OR (3) **LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which permits compliance after Close of Escrow.** BUYER shall obtain documentation of compliance with the defensible space law: There is a local ordinance requiring proof of compliance with defensible space laws that does not require compliance to be obtained prior to Close Of Escrow. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
- OR (4) **LOCAL VEGETATION MANAGEMENT OR OTHER DEFENSIBLE SPACE ORDINANCE IN EFFECT which requires compliance prior to Close of Escrow.** SELLER shall provide documentation that Property is in compliance with defensible space law: There is a local ordinance requiring Seller to provide proof of compliance with defensible space laws prior to Close Of Escrow. If Seller has already obtained documentation, Seller shall deliver documentation to Buyer within 7 Days after Acceptance. If Seller has not yet obtained documentation, Seller shall deliver documentation to Buyer 5 days prior to Close Of Escrow.
- (5) If (2) or (4) is checked, the local agency from which a copy of the documentation may be obtained is _____, which may be contacted at _____.

5. (If checked) **FINAL INSPECTION REPORT (only required to be completed if criteria below and in 1A(3) are met):** Seller has obtained a final inspection report that includes compliance with certain defensible space and home hardening requirements pursuant to Government Code § 51182. A copy of the report is attached, or a copy may be obtained at _____.

Seller represents that Seller has provided the answers on this form and that such information is true and correct to the best of Seller's knowledge. Seller acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

Seller _____ Date _____ Seller _____ Date _____

Buyer acknowledges receipt of this Fire Hardening and Defensible Space Advisory, Disclosure, and Addendum and agrees to the applicable terms in paragraph 4B.

Buyer _____ Date _____ Buyer _____ Date _____

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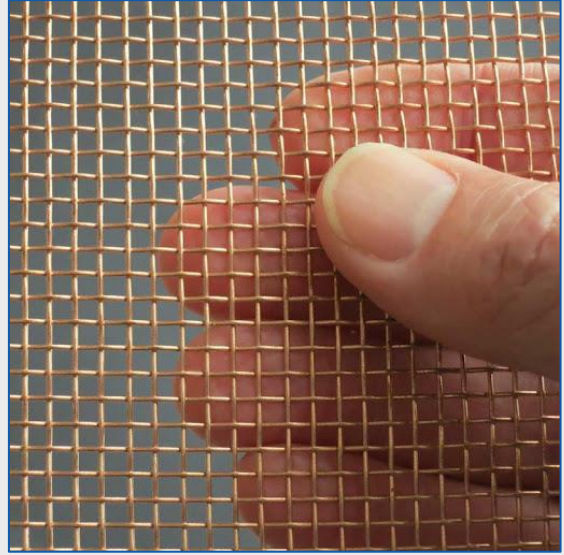


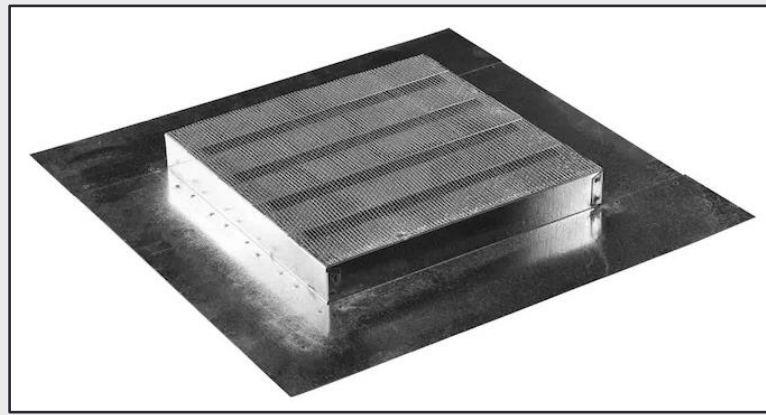
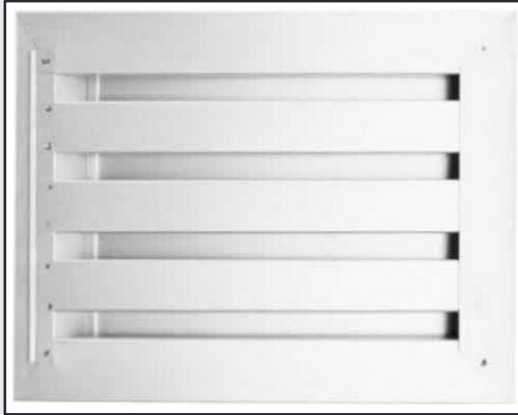
B. FIRE HARDENING VULNERABILITIES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):





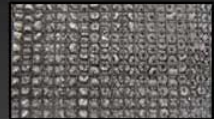
- (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
- (2) Roof coverings made of untreated wood shingles or shakes.
- (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
- (4) Single pane or non-tempered glass windows.
- (5) Loose or missing bird stopping or roof flashing.
- (6) Rain gutters without metal or noncombustible gutter covers.

B. FIRE HARDENING VULNERABILITIES: Seller is aware of the following features that may make the home vulnerable to wildfire and flying embers (check all that apply):

- (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.





 <p>STANDARD VENT</p>	 <p>VULCAN VENT</p>	 <p>CLOSE-UP OF HONEYCOMB MESH MATRIX</p>	 <p>MESH BEFORE</p>  <p>MESH AFTER</p>
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(2) Roof coverings made of untreated wood shingles or shakes.



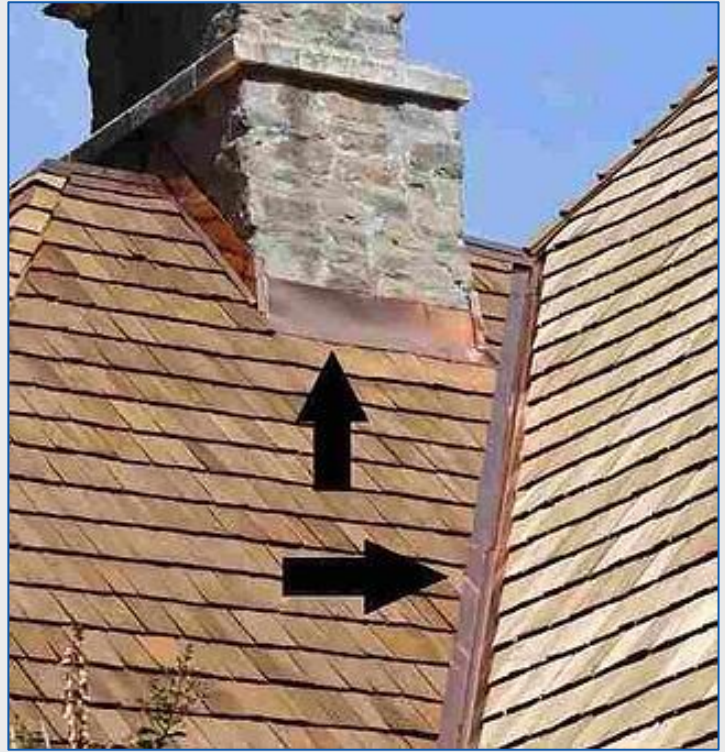
(3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.



(4) Single pane or non-tempered glass windows.



(5) Loose or missing bird stopping or roof flashing.



(6) Rain gutters without metal or noncombustible gutter covers.



INSURANCE

- The landscape is changing
- Coverage differs between areas
- Pursue all available options
- California FAIR Plan

Helpful Links

Identifying High Fire Hazard properties (City):

SantaBarbaraCA.gov/services/maps

Schedule a Defensible Space Evaluation(City):

SantaBarbaraCA.gov/fire

Identifying High Fire Hazard properties and scheduling Inspections (County)

SBCfire.com/defensible-space-program

Santa Barbara City Contacts:

Chris Braden, Fire Services Specialist

(805) 564-5747 CBraden@SantaBarbaraCA.gov

Michael Lopez, Fire Services Specialist

(805) 564-5700 MLopez@SantaBarbaraCA.gov