

13.1.3 Hazardous Lands Development Permit Area 3

(DPA 3 Interface Fire)

13.1.3 (a) Area

The Primary and Secondary Settlement Areas as identified on Schedules B and C, are designated as Interface Fire Hazard DPAs.

13.1.3 (b) Activities

The Interface Fire Hazard DPA applies to development proposals that do not follow the *Guidelines*.

Where a development or construction is proposed to vary from these guidelines, a DP is required and must include a report by a registered professional forester or a professional engineer with experience in fire safety indicating that the susceptibility to wildfire has not increased.

13.1.3. (c) Guidelines

These guidelines have been developed using the BC FireSmart Manual and represent minimum (Priority 1 zone in FireSmart Manual) preventative site preparation and building construction measures to increase fire protection. A Covenant may be registered on title identifying the hazard and remedial requirements for the benefit and safe use of future owners.

- (i) Roofing – The roof covering shall conform to Class A, B or C fire resistance as defined in the BC Building Code.
- (ii) Exterior Wall Finishes – Any material used for exterior wall finishes should be fire resistant such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, logs or heavy timbers as defined in the BC Building Code, and rock.
- (iii) Chimneys – All chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh openings of less than 12 mm.
- (iv) Eaves, vents, and openings – All eaves, attic and under floor openings should be screened with corrosion-resistant, 3 mm non-combustible wire mesh (as a minimum).
- (v) Windows and glazing – All windows must be double paned or tempered.
- (vi) Balconies, decks and porches – Decks should be constructed of heavy timber as defined in the BC Building Code, or with 1-hour fire resistant rated assemblies or non-combustible construction as defined by the BC Building Code.
- (vii) Manufactured homes should be skirted with a fire resistant material as outlined in Guideline (ii) Exterior Wall Finishes.
- (viii) Landscaping on the property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building shall not include coniferous evergreen shrubs such as junipers, mugo pines, or coniferous evergreen hedges. Instead, deciduous shrubs (shrubs that lose their leaves in the winter), broadleaved evergreen shrubs (such as bearberry, Oregon

- grape, cotoneaster, rhododendrons, etc.), perennials, annuals and trimmed grass are preferred.
- (ix) No firewood or similar piles of wood shall be located within property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building used for habitation. Combustible mulches, such as bark mulch, are discouraged.
 - (x) No additional or new coniferous evergreen trees are to be planted within 10 m (32.8 ft) of the building.
 - (xi) It is not advisable to retain previously existing mature coniferous evergreen trees within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building. Any coniferous evergreen trees that are to be retained on the property that lie within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building must:
 - Have limbs pruned such that they are at least 2 m (6.6 ft) above the ground;
 - Be spaced so that they have 3 m (9.8 ft) between crowns. (In other words, the tips of the branches of a tree are no closer than 3 m (9.8 ft) to the tips of the branches of another); and
 - No limbs should be within 3 m (9.8 ft) of the building or attachments such as balconies.

13.1.3 (d) *Exemptions*

A DP will not be required:

- (i) if the CSRD reviews and accepts the submitted plans for a building permit application that show compliance with the Guidelines, where Building Regulation Bylaw No. 630 applies; or,
- (ii) where a Fire Interface DP was previously issued; or,
- (iii) where the construction of, addition to, or alteration of a building or other structure is 10 m² (107.6 ft²) or less.