



Wildfire Protection Development Permit Area Guidelines Checklist

Pursuant with Section 8.12 of the Official Community Plan, developments located within the Wildfire Protection Area will be assessed against guidelines established by Council and summarised below.

This checklist is to be prepared by the professional of record for the project to demonstrate the proposed design was developed in accordance with the guidelines. Please assess and describe the compliance of the project with respect to the **Key Guideline Concepts** and with the **Guidelines** for **Subdivision Design and Construction, Building Design and Siting, and Landscaping and Open Spaces**.

The description of the **Key Guideline Concepts** should be suitable for File Managers to quote in Development Permit Application Reports to Council. For the **Guidelines**, clearly describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.

This checklist is to accompany Wildfire Protection Development Permit Application submissions to the City.

8.12.1 Key Guideline Concepts	Describe how this proposal and the design complies
1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;	
2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;	
3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process; and	
4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.	

<p align="center">Guideline 8.12.2 A Subdivision Design and Construction</p>	<p align="center">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>1. The development building face should be located a minimum of 10 metres away from the adjacent forest interface. This 10 metre distance (Priority Zone 1) should be created between all sides of the foundation and the forest interface (vegetation shall be modified to mitigate hazardous conditions within 10 metres of the foundations prior to the start of construction). The treatment within Priority Zone 1 may include: treating fuel on the existing parcel; developing a trail as a part of the Priority Zone; or including an environmental and geotechnical setback, if such treatment is mutually beneficial to the intent of the setback areas and FireSmart principles.</p>	
<p>2. Priority Zone 1 may incorporate cleared parks, roads, or trails to meet the 10 metre distance requirement.</p>	
<p>3. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variations may be considered if a wildfire hazard assessment can justify a change in the setback distance.</p>	
<p>4. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.</p>	

<p style="text-align: center;">Guideline 8.12.2 A Subdivision Design and Construction (Continued)</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>5. For subdivisions where a secondary access is not provided and an emergency Utility Vehicle (UTV) trail system is planned as an alternative, the trail access must be constructed with a 1.5 metre trail width and a minimum height and width of 2 metres cleared of vegetation, with pullouts for passing and turnaround every 500 metres, where appropriate. In areas where a 30 metre environmental setback is required, the City may consider including the trail within the 30 metre setback; however, it must be located outside of a 15 metre watercourse setback from the top of bank. Trails or turnaround points must consider appropriate design measures for protecting environmentally sensitive and/or geotechnical sensitive areas.</p>	
<p>6. Access points suitable for evacuation and the movement of emergency response equipment must be provided. The number of access points and their capacity should be determined during subdivision design. Two means of access are preferred for subdivisions in a Wildfire Development Permit Area. If two access points are not possible, then the single access must have the capability of accommodating two fire trucks - each with a width of 2.9 metres - safely passing each other at strategic locations.</p>	

<p align="center">Guideline 8.12.2 B Building Design and Siting</p>	<p align="center">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>1. Locate building sites on the flattest areas of the property and avoid gullies or draws that accumulate fuel and funnel winds.</p>	
<p>2. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.</p>	
<p>3. Buildings must comply with the requirements listed below. Accessory buildings located within the Wildfire Development Permit Area must meet the same building standards as the principal residence.</p>	
<p>Roofing Materials</p> <p>a) Roof materials shall have a Class A or B fire resistance rating as defined in the current British Columbia Building Code, as amended. Examples of typical Class A or B roofing products include, but are not limited to: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate, and hybrid composite materials. Note: Wood shakes and shingles are not acceptable, unless certified to Class A or B.</p>	
<p>Exterior Cladding</p> <p>a) Exterior cladding on elevations adjacent to the wildfire interface shall be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.</p>	

<p align="center">Guideline 8.12.2 B Building Design and Siting (Continued)</p>	<p align="center">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>b) Decorative construction features, such as fascia, trim board materials and trim accents, are exempted from this requirement, to a maximum of 10% per elevation.</p>	
<p>Overhanging Projections and Cantilevered Floors</p> <p>a) Overhanging projections attached to buildings and their support (i.e. decks, balconies, porches, structural columns, and beams) shall be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>b) The underside of all exposed floors (i.e. underside of balconies, decks and porches) shall be sheathed or skirted with fire-resistant materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>c) The underside of all cantilevered floors (i.e. bay windows, hutches, and window seats) shall be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.</p>	
<p>d) Areas under overhang projections must be kept clear of debris.</p>	

<p align="center">Guideline 8.12.2 B Building Design and Siting (Continued)</p>	<p align="center">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>Exterior Doors and Windows</p> <p>a) Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of the North American Fenestration Standard (NAFS).</p>	
<p>b) Exterior windows and glazing within doors exposed to the wildfire interface and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes, and must meet the requirements of the NAFS. Openable windows shall be covered with non-combustible, corrosion-resistant screens.</p>	
<p>Eaves, Soffits and Vents</p> <p>a) All eaves and ventilation openings in exterior walls, roofs, and soffits shall be covered with non-combustible, 3 millimetre corrosion-resistant wire mesh, or be designed to prevent flame or ember penetration into the structure.</p>	
<p>b) Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.</p>	
<p>Chimney</p> <p>a) Spark arrestor screens are required on all wood-burning appliances.</p>	

<p style="text-align: center;">Guideline 8.12.2 C Landscaping and Open Spaces</p>	<p style="text-align: center;">Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</p>
<p>1. Landscaping within the 10 metre Priority Zone 1 should be designed based on FireSmart landscaping standards to ensure minimal fuel loading within the landscaped areas and provide ongoing resistance to wildfire. The type and density of fire resistive plantings incorporated within landscaped areas will assist in mitigating the wildfire hazard.</p>	
<p>2. Removal of all debris (wood and vegetation) after land clearing for development must be completed prior to the approval of any new subdivision plan.</p>	
<p>3. A landscaping security may be required for landscaping works in accordance with the Maple Ridge Landscape Security Policy No. 6.28.</p>	

Project Information

To be completed by the professional on record for this project:

File Number _____

Date prepared: _____

Consultant _____
Print Name

Signature