



The following are the requirements for Single Family Dwellings and Accessory Residential Buildings being constructed within Wildfire Areas that do not have a Development Permit registered against title. Buildings constructed within designated Wildfire Areas are required to upgrade those building elevations – as determined by the planning department - that face the forest edge, to provide a more fire resistant elevation to minimize the propagation of fire. The construction of these building elevations must comply with the following:

Roofing Materials: (Note: Wood shakes & shingles are not acceptable unless certified to a Class A or B.)

- Roof materials shall have a Class A or B fire resistance rating as defined in the current BC Building Code. Examples of typical Class A or B roofing products include (but are not limited to) Asphalt Shingles, Metal, Concrete Tile, Clay Tile, Synthetic, Slate, Hybrid Composite materials.

Exterior Cladding: (Note: Wood & Vinyl sidings are not permitted.)

- Exterior cladding shall be constructed of ignition-resistant or noncombustible materials such as:
 - Stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.
 - Decorative construction features such as fascia, trim board materials and trim accents are exempted from this requirement.

Overhanging Projections & Cantilevered Floors:

- Overhanging projections attached to buildings and their support (ie. decks, balconies, porches, structural columns, beams) shall be constructed of heavy timber construction, ignition-resistant or noncombustible materials such as those allowed in the “Exterior Cladding”.
- The underside of all exposed floors (i.e. underside of balconies, decks and porches) with clearance less than 3 feet from the ground, creating a confined space, shall be skirted with fire resistant materials such as allowed for “Exterior Cladding”, **OR** noncombustible, corrosion-resistant metal screen with opening not more than ¼” (6.3mm) in size.
- The underside of all exposed floors with a clearance more than 3 feet shall be protected with ignition-resistant or noncombustible materials such as those allowed under “Eaves, Soffits & Vents”.
- The underside of all cantilevered floors (ie. Bay windows, hutches, window seats) shall be protected with fire resistant materials & have the floor system fire blocked at the exterior wall plane.
- Areas under all overhanging projections must be kept clear of debris.

Exterior Doors & Windows

- Exterior doors and garage doors shall be of noncombustible construction (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of NAFS.
- Glazed doors, windows within exterior doors 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 NAFS.
- Openable windows shall be covered with noncombustible corrosion-resistant screens.
- Windows larger than 1.9m² (20ft²) are to have tempered glass as the outer pane.

Eaves, Soffits & Vents

- All eaves, ventilation openings in exterior walls and vents through roofs including soffits shall be covered with noncombustible, corrosion-resistant wire mesh or be designed to prevent flame or ember penetration into the structure.
- Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.

Chimney

- Spark arrester screens are required on all wood burning appliances.

"This information is provided for convenience only and is not a substitution of applicable City Bylaws, Provincial or Federal Codes or Laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.
