



INFORMATION BULLETIN
on
BUILDING SETBACK REQUIREMENTS FOR STRUCTURE DEFENSIBLE SPACE

Date Issued: January 01, 2023

Purpose:

To assist developers, builders, homeowners and Community Risk Reduction Division (CRRD) staff members on the requirements and fire safety mitigation measures available when proposing the placement of new buildings in State Responsibility Areas (SRA) as described in California Code of Regulations Title 14, Section 1206.1 (CCRT14§1276.01). This fire safety regulation reads as follows:

CCR T14 §1276.01 Setback for Structure Defensible Space

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

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

(1) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.

(2) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations Title 24, part 2, Chapter 7A.

(c) 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.

Same Practical Effect Requirements:

Whenever a new building is proposed within the SRA lands found in El Dorado County Fire Protection District boundaries the project applicant shall comply with CCRT14§1276.01 and meet the requirements found in Table 1 below:

Table 1: CCR T14§1276.01 Building Setback Requirements

Requirement	Setback ≥ 30'	Setback of 20'-29'	Setback of 11'-19'	Setback ¹ ≤10'
Five (5) feet of noncombustible material horizontally around the structure	NR	X	X	X
Accessory structures regardless of size prohibited	NR	X	X	X
Eaves boxed in (soffit-eave design) and protected with ignition-resistant or non-combustible materials	NR	NR	NR	X
Exterior windows, skylights and glazed doors on the side of the structure prohibited except for bedroom rescue windows	NR	NR	NR	X
Exterior walls shall be constructed with ignition resistant building materials such as stucco, fiber cement wall siding, fire retardant treated wood or other approved materials.	NR	X	X	X
Ember and flame-resistant vents (WUI vents) installed in accordance with ASTM 2886	NR	X	X	X
Decks and projections greater than 3' prohibited	NR	NR	X	X
Noncombustible block walls or fire-resistant fences	NR	NR	NR	X

X=Required
NR=No Requirement

Notice and Disclosure Requirements:

Projects seeking to construct a building in accordance with CCRT14§1276.01(b) shall file a notarized and recorded **Notice of Restriction (NOR)** with the El Dorado County Recorder’s Office. All requirements identified in Table 1 shall be included within the NOR document. Once recorded you are then required to submit a copy of the recorded notice (including the document number that the County provides on the document) to our agency for our records. See the example found on Page 3 of this bulletin for additional details. **You will not receive permit approval to construct the building without a NOR being filed and this information being provided to EDCFPD.**

¹ One or more of these requirements can be substituted by a full-coverage fire sprinkler system on a case-by-case basis as determined by EDCFPD.

Recording requesting by:

El Dorado County Fire District

When recorded mail a copy to:

El Dorado County Fire District

P.O. Box 807

Camino, CA 95709

Recorder's Use Only

NOTICE OF RESTRICTION

NOTICE IS HEREBY given that a Development Limitation is imposed upon that certain parcel designated as **Lot #**__ of the _____ Subdivision, which is filed in the Office of the County Recorder of the County of El Dorado, State of California. Existing APN: _____

This restriction is imposed as a set of conditions to grant a variance to the required 30-foot fire safe setback requirements of Title 14 CCR SRA/VHFHSZ Fire Safe Regulations, reducing the _____ side setback to __feet and the _____ side setback to __feet on the aforementioned parcel. Said restriction conditions are:

- 1. This parcel shall require fire department review on a case-by-case basis for any future buildings or additional square footage applied for that is located within the _____ side setback to __-feet and the _____ side setback to __-feet reduced fire setback zone after El Dorado County permit #_____.**
- 2. LIST ALL OTHER REQUIREMENTS**
- 3. Landscaping that falls within the reduced setback zone shall be listed as fire-resistant landscaping.**
- 4. Establish and maintain compliance with California Public Resource Code § 4291 (100' defensible space rules) in perpetuity.**

Said restriction shall be binding upon the heirs, assigns and successor in interest of the grantors, and shall remain in effect until rescinded by El Dorado County. The purpose of this Notice of Restriction is to give constructive notice of this development limitation.

[APPLICANT TO SET UP CORRECT SIGNATURE LINE, DATE AND NOTARY]