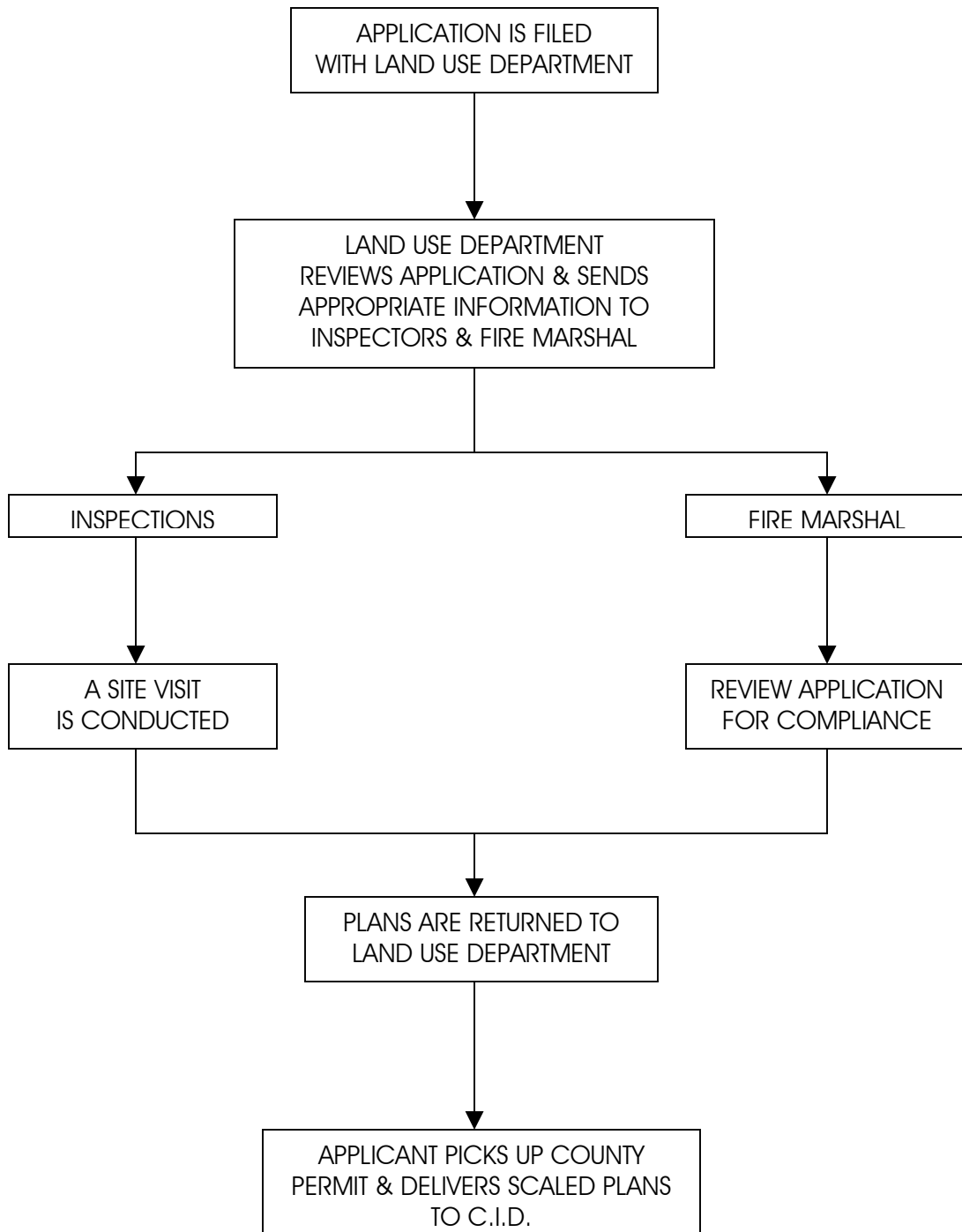


URBAN WILDLAND INTERFACE CODE PROCESS INFORMATION PACKET



URBAN WILDLAND INTERFACE CODE DEVELOPMENT INFORMATION PACKET

DEAR APPLICANT:

This packet of information is designed to provide you with a summary of the regulations set forth in Ordinance No. 2001-4 or Ordinance No. 2001-11 "Urban Wildland Interface Code". This includes the necessary submittal requirements for development in the Urban Wildland Interface areas located within Santa Fe County.

The purpose of the Urban Wildland Interface Code is to mitigate the threat to life and property from the intrusion of wildland fire exposures, fire exposures from adjacent structures, and prevention of structure fires from spreading to wildland fuels. (Please see the urban wildland designated areas at the end of this document.)

DEVELOPMENT IS THE MAKING OF ANY MATERIAL CHANGE IN THE USE OR APPEARANCE OF ANY STRUCTURE OF LAND OR THE PERFORMANCE OF ANY BUILDING OR TERRAIN MODIFICATION, INCLUDING WITHOUT LIMITATION:

- Construction, reconstruction, alteration, repair, addition or relocation of any structure
- Change of use of land or structure
- Division of land or modification of lot lines (i.e. subdivisions, family transfers, lot line adjustments, etc.)
- Construction of roads, driveways or any grading
- Installation of utilities or modification of liquid waste systems
- Construction of fences or walls

* PLEASE NOTE: Prior to preparation of submittals, it is highly recommended that the applicants meet with County Fire Marshal Staff and/or Land Use Staff. Some requirements may be waived or additional information/submittals may be required. County Fire Marshal Staff and Land Use Staff shall have a right to inspect the property prior to and after granting a development permit.

APPLICABILITY: The Urban Wildland Interface Code applies to all permit applications submitted after the date of adoption. Buildings or conditions in existence at the time of the adoption of the Code are allowed to have their use or occupancy continued, if such use, occupancy, or condition was legal at the time of adoption, provided such use does not constitute a distinct danger to life or property.

EXEMPT STRUCTURES: The provisions of the Urban Wildland Interface Code do not apply to the following types of structures and conditions, whether existing or hereafter constructed or relocated in the urban wildland interface area:

- Detached accessory structures, provided the floor area does not exceed six hundred (600) square feet, and the structure is located more than fifty (50) feet from the nearest adjacent structure.
- Fences not over six (6) feet high, unless attached to a habitable building.
- Outdoor walls that are solid upright barriers constructed of non-flammable material and used to enclose or screen areas of land or to retain soil. *Walls that are part of a building or structure are not included in this definition.
- The renovation of historic buildings shall be to allow the in-kind replacement of historic fabric where the proposed renovation is necessary to replace or repair materials that have deteriorated. They will also be exempt for the restoration of their historic appearance in accordance with generally accepted historic preservations practices. Historic buildings relocated to and displayed at recognized museums also shall be exempt from the provisions of the Urban Wildland Interface Code.

RENOVATIONS OR MODIFICATIONS: Existing buildings or structures that undergo renovation or modification which affects or increases the existing roof or existing exterior walls in excess of forty-nine percent (49%) of the square footage of such roof or wall, as determined by the Land Use Director, shall be required to meet the requirements of the urban Wildland Interface Code. Interior renovations regardless of square footage are exempt from this Code unless they coincide with exterior modifications exceeding the 49% criteria given above.

FIRE APPARATUS ACCESS ROADS: Fire apparatus access roads for new subdivisions and individual structures hereafter constructed or relocated into urban wildland interface areas shall be in accordance with the Santa Fe County Fire and Land Use Codes. The minimum practicable widths and turning radii for access roads, driveways, driveway turnarounds, and driveway turnouts shall be based on the minimum vehicle size appropriate to firefighting conditions found in the designated urban wildland interface areas with Santa Fe County.

ROADS AND DRIVEWAYS: Access roads, driveways, driveway turnarounds, and driveway turnouts shall be in accordance with the applicable provisions of the Fire Code, the Land Development Code, the Extraterritorial Zoning Ordinance, and/or the Extraterritorial Subdivision Regulations.

GATES: Gates shall be a minimum of fourteen feet (14') wide and may be in one or two sections. Center posts are prohibited. Overhead clearance must be in excess of 13'6".

KEY BOXES: Where emergency vehicle access is restricted due to secured access roads or driveways or where immediate access is necessary for life saving or fire fighting purposes, the Fire Marshal is authorized to require a key box to be installed in an accessible location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Marshal.

URBAN WILDLAND INTERFACE CODE SPECIAL BUILDING CONSTRUCTION REGULATIONS

GUTTERS & DOWNSPOUTS: Gutters and downspouts shall be constructed of noncombustible materials. Plastic WILL NOT be accepted.

EXTERIOR WALLS: Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side, constructed with approved noncombustible materials, or constructed with alternative materials approved by, and installed in accordance with, the requirements of the International Conference of Building Officials Research Reports or by any favorable research reports testing agency recognized by the State of New Mexico Construction Industries Division. Such materials shall extend from the top of the foundation to the underside of the roof sheathing. Exterior walls shall not be constructed of plastic or wood byproducts.

UNENCLOSED UNDERFLOOR PROTECTIONS: Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with requirements listed above. Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams, and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

APPENDAGES AND PROJECTIONS: Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks or portals, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction or constructed of approved noncombustible materials. Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with the requirements listed above.

WINDOWS: Exterior windows, window walls, and skylights shall be tempered glass, multilayered glazed panels, or fire-resistant plastic glazing.

VENTS: Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch. Attic ventilation openings shall not be located in soffits, eave overhangs, between rafters at eaves, or in other overhang areas.

DETACHED ACCESSORY STRUCTURES: Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side. When the detached structure is located and constructed so that the structure or any portion

thereof projects over a descending slope surface greater than 10 percent the area below the structure shall have all underfloor areas enclosed within 6 inches of the ground, with exterior wall construction in accordance with requirements above or underfloor protection in accordance with the requirements listed above.

SPARK ARRESTERS: Chimneys and vents serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 standard gage wire with openings not exceeding $\frac{3}{4}$ inch.

URBAN WILDLAND INTERFACE CODE CLASSIFICATIONS

The Urban Wildland Interface is made up of three designated classifications:

- CLASS 1 – Extreme or Very High Fire Hazard
- CLASS 2 – High Fire Hazard
- CLASS 3 – Moderate Fire Hazard

In addition to the previous requirements, depending on the classification, the following need to be included:

- **CLASS 1 – EXTREME OR VERY HIGH FIRE HAZARD**

Roof Covering: Roofs shall have at least a Class A roof covering or Class A roof assembly, as defined in the Uniform Building Code. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped or screened with non-combustible corrosion-resistant mesh with openings not to exceed ¼ inch to preclude entry of flames or embers.

Protection of Eaves: Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of one-hour-rated fire-resistive construction. Fascias are required and must be protected on the backside by materials approved for a minimum of one-hour-rated fire-resistive construction or 2-inch nominal dimension lumber.

Exterior Doors: Exterior doors, other than vehicular access doors to garages, shall be noncombustible or solid core not less than 1 ¾ inch thick. Windows within doors and glazed doors shall be in accordance with requirements above.

Automatic Fire Sprinkler Systems: Automatic fire sprinkler systems, when required under the Fire Code, shall be installed in all new habitable buildings or structures in accordance with nationally recognized standards.

- **CLASS 2 – HIGH FIRE HAZARD**

Roof Covering: Roofs shall have a Class B roof covering, Class B roof assembly, as defined in the Uniform Building Code, or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped or screened with noncombustible corrosion-resistant mesh with openings not to exceed ¼ inch to preclude entry of flames or embers.

Protection of Eaves: Combustible eaves, fascias, and soffits shall be enclosed with solid materials with a minimum of ¾ inch thickness. No exposed rafter tails shall be permitted unless constructed of heavy timber or noncombustible materials.

Exterior Doors: Exterior doors, other than vehicular access doors to garages, shall be noncombustible or solid core not less than 1 3/8 inch thick.

- **CLASS 3 – MODERATE FIRE HAZARD**

Roof Covering: Roofs shall have a Class C roof covering, Class C roof assembly, or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

Unenclosed Underfloor Protection: Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls. Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams, and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

REPLACEMENT OR REPAIR OF ROOF COVERINGS

Roof covering on buildings or structures in existence prior to the adoption of the Urban Wildlife Interface Code, that are replaced or have forty-nine percent (49%) or more replaced in a 12-month period, shall be replaced with roof coverings required for new construction based on the type of ignition-resistant construction specified in the code.

ALTERNATIVE MATERIALS OR METHODS

The Fire Marshal in consultation with the New Mexico State Construction Industries Division, may approve alternative construction materials or methods, provided the Fire Marshal finds that the proposed design, use or operation of the building or structure satisfactorily complies with the intent of the Urban Wildland Interface Code. The alternative construction materials or methods will be, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness fire resistance, durability and safety required by this Code.

VEGETATION MANAGEMENT

New subdivisions of twelve lots or greater must submit a vegetation management plan (re-iterate code language).

BOUNDARIES

The boundaries of the urban wildland interface areas within Santa Fe County are graphically presented on the attached map as follows:

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|------------------------|---|
| 1. Cordova | T20N/R10E/Sec. 2 |
| 2. Chimayo | T20N/R9E/Sec. 1, 2, 3 |
| 3. Cundiyo | T20N/R10E/Sec. 17, 20 |
| 4. Sombrillo/Cuarteles | T20N/R8E/Sec. 12 T20N/R10E/Sec. 4, 5 |

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|--------------------------------|---|
| 5. Chupadero | T18N/R10E/Sec. 5, 6 T19N/R10E/Sec. 31, 32 |
| 6. Pacheco Canyon | T18N/R10E/Sec. 8, 9, 16 |
| 7. Tesuque | T18N/R9E/Sec. 25 T18N/R10E/Sec. 19, 30, 31 |
| 8. Lower Pacheco Canyon | T18N/R10E/Sec. 7, 18 |
| 9. Bishop's Lodge | T17N/R10E/Sec. 6 |
| 10. Hyde Park | T17N/R10E/Sec. 9 |
| 11. La Barberia | T16N/R10E/Sec. 8, 9, 16 |
| 12. Old Santa Fe Trail | T16/R105/Sec. 17, 21 |
| 13. Canada de Los Alamos | T16N/R10E/Sec. 22, 23, 26, 27, 34, 35 |
| 14. Apache Ridge | T15N/R10E/Sec. 1, 2, 3 |
| 15. Canoncito | T15N/R10E/Sec. 11, 12 |
| 16. Ojo de la Vaca | T15N/R10E/Sec. 13, 14, 24 T15N/R11E/Sec. 7, 18, 19 |
| 17. Glorieta Mesa | T15N/R11E/Sec. 8, 10, 11, 13, 14, 15, 17, 22, 24, 25, 28, 29 |
| 18. Glorieta Conference Center | T16N/R11E/Sec. 21, 22, 27 |
| 19. La Jolla | T15N/R11E/Sec. 1, 2, 12 |
| 20. Glorieta Estates | T15N/R11E/Sec. 3 T16N/R11E/Sec. 34 |
| 21. La Cueva Canyon | T16/R11E/Sec. 24, 25, 26, 35, 36 |
| 22. Old Ranch Road | T15N/R10E/Sec. 27, 28, 29, 32 |
| 23. Sunlit Hills | T16N/R9E/Sec. 25 T16N/R10E/Sec. 29, 30 |
| 24. Arroyo Hondo | T16N/R9E/Sec. 13, 24 T16N/R10E/Sec. 18, 19 |
| 25. Los Vaqueros/Cimmarron | T15N/R10E/Sec. 15, 21, 22 |
| 26. Lamy | T15N/R10E/Sec. 33, 34 T14N/R7E/Sec. 3, 4 |
| 27. Bella Vista | T10N/R7E/Sec. 33 |
| 28. Thunder Mountain | T10N/R7E/Sec. 7, 17, 18, 20 |
| 29. Cedar Grove | T11N/R7E/Sec. 9, 10, 11, 14, 15, 16, 21, 22 |

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|-----|-----------------|-------------|-------|---|
| 30. | San Pedro | | | T12N/R7E/Sec. 26, 27, 28, 33, 34, 35 |
| 31. | Mailbox | Road/Camino | Cerro | T13N/R7E/Sec. 3, 4, 5, 8, 9, 10 |
| | Chato | | | T14N/R7E/Sec. 22, 27, 28, 33, 34, 35 |
| 32. | Madrid | | | T14N/R7E/Sec. 24, 25 |
| 33. | Cerrillos | | | T14N/R8E/Sec. 17, 18, 19, 20, 30 |
| 34. | Turquoise Trail | | | T14N/R8E/Sec. 2, 3, 10, 11 |
| 35. | Gan Eden | | | T15N/R8E/Sec. 27, 34 |
| 36. | Santa Fe South | | | T15N/R9E/Sec. 7 T14N/R8E/Sec. 12, 13 |
| 37. | San Marcos | | | T15N/R8E/Sec. 24, 25, 26 |
| 38. | La Cienega | | | T15N/R8E/Sec. 5, 6 T16N/R8E/Sec. 28, 29, 31, 32, 33 |
| 39. | Los Pinos | | | T16N/R8E/Sec. 21, 22, 27 |
| 40. | Camel Tracks | | | T16N/R8E/Sec. 17 |
| 41. | La Tierra | | | T17/R8E/Sec. 1, 2 T17N/R9E/Sec. 5, 6, 8, 9 |
| 42. | Las Campanas | | | T17N/R8E/Sec. 10, 11, 12, 13, 14, 15 T17N/R9E/Sec. 7, 16, 17, 18 |
| 43. | Tano Road | | | T17N/R9E/Sec. 2, 3, 4 T18N/R9E/Sec. 33, 34 |