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**Subject:** FW: Side yard Setbacks for Properties Adjacent to Special Fire Protection Areas

**From:** Bunting, Steve

**Sent:** Tuesday, August 25, 2009 3:26 PM

**To:** Lepo, David

**Subject:** Side yard Setbacks for Properties Adjacent to Special Fire Protection Areas

Dave,

The NBMC has a side yard setback restriction for all properties that abut wildland areas (SFPA's). The requirement is 5 feet from the property line regardless of the lot width. There are two reasons for this setback requirement. 1.) To allow firefighters access to the defensible space behind the homes and 2.) To prevent a fire from spreading from house to house in the event of a wildland conflagration.

SFPA's are defined in the MC as: "Any geographical area, designated by the Fire Chief, in which structures directly abut wildland space or a fuel modification zone on one or more sides. Special Fire Protection Areas include, but are not limited to, Very High Fire Hazard Severity Zones."

The requirement for the setback may be found in NBMC Sec 9.04.030:

***"Section 320.7.2 Proximity to Property Lines. New and reconstructed structures shall be not less than five feet (1524 mm) from an adjacent property line.***

*Exception: Exterior walls with no openings facing adjoining property are exempt from the requirements of this section provided the exterior side of the wall is constructed of ignition resistant material, one hour fire resistant or heavy timber construction."*

Please call me if you have any questions.

Steve Bunting

X 3353