

ORDINANCE No. 2025-41

WILDLAND-URBAN INTERFACE CODE

AN ORDINANCE OF THE SAN RAMON VALLEY FIRE PROTECTION DISTRICT ADOPTING THE PROVISIONS CONTAINED IN THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24 PART 7) WITH AMENDMENTS.

The Board of Directors of the San Ramon Valley Fire Protection District ordains as follows:

SECTION 1. ADOPTION OF THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

The San Ramon Valley Fire Protection District hereby adopts the 2025 California Wildland-Urban Interface Code (California Code of Regulations, Title 24, Part 7 [based on the 2024 International Wildland-Urban Interface Code by the International Code Council]), including Chapters 1 – 7 and Appendix A, Appendix B, Appendix C, Appendix F, Appendix G, and Appendix H as amended by the changes, additions, and deletions set forth in this Ordinance No 2025-41 (“Ordinance”). The California Wildland-Urban Interface Code, with the changes, additions, and deletions set forth this Ordinance, is adopted by this reference as though fully set for in this Ordinance. As of the effective date of this Ordinance, the provisions of the Wildland-Urban Interface Code are controlling and enforceable within the limits of the San Ramon Valley Fire Protection District.

SECTION 2. AMENDMENTS TO THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE.

The 2025 California Wildland-Urban Interface Code is amended by the changes, additions, and deletions set forth in this Section. Chapter and Section numbers used below are those of the 2025 California Wildland-Urban Interface Code.

Section 1.1 – General

Section 1.1.2 is amended to read:

1.1.2 Purpose

The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a Very High and High Fire Hazard Severity Zone, increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), Local Responsibility Area (LRA), or Wildland-Urban Interface (WUI) Areas to resist the intrusion of flames or burning embers projected by a vegetation fire, and contribute to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.

Chapter 1. Scope and General Requirements

Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code of San Ramon Valley Fire Protection District, hereinafter referred to as “this code.”

Section 101.5 is amended to read:

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

EXCEPTIONS:

1. Provisions of this code that specifically apply to existing conditions are retroactive.
2. Substantial addition or alteration to any building or structure will require the existing building or structure to comply with all the requirements of this code.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

Chapter 2. Definitions.

Section 202 is amended by adding the following definitions to that section:

SUBSTANTIAL ADDITION (a). The addition of new gross floor area exceeds 50 percent of the existing gross floor area and the total new gross floor area is 5,000 square feet or greater.

SUBSTANTIAL ADDITION (b). The addition of new gross floor area exceeds 1,000 square feet and the total new gross floor area is 8,000 square feet or greater

SUBSTANTIAL ALTERATION. Where 50 percent or greater of the linear length of the wall of the building (exterior and interior) and 50 percent of the roof are removed or replaced within a one-year period.

Chapter 5. Special Building Construction Regulations

Section 508 is added to read:

508.1 Non-Combustible Fences with Wildland-Urban Interface Fire Areas.

508.1 Scope.

Unless an exception applies, new residential subdivisions must satisfy the requirements of Sections 508.2 and 508.3, if the subdivision meets both of the following criteria: (a) the subdivision includes 30 or more dwelling units; and (b) any portion of the subdivision is located within or abuts a designated Wildland-Urban Interface Area.

508.2 General Requirement.

All fencing regulated by this section shall be constructed of non-combustible materials, or materials approved for a minimum one-hour fire-resistance rating. For purposes of this requirement, fencing includes fence posts, rails, pickets, panels, post caps, gates, decorative features, and appurtenances.

508.3 Location.

1. If any portion of a lot is located within a Wildland-Urban Interface Area, all perimeter fencing within that lot, all fencing separating that lot from each adjacent lot, and all fencing within 30 feet of a structure on that lot or an adjacent lot shall comply with Section 508.2.
2. Any fencing that abuts a Wildland-Urban Interface Area shall comply with Section 508.2, even if the lot on which the fencing is located is not within a Wildland-Urban Interface Area.
3. Any fencing located within five feet of a structure must comply with Section 508.2, regardless of whether any portion of the lot is located within or adjacent to a Wildland-Urban Interface Area.

Exceptions:

1. Agricultural or open-space fencing (such as barbed wire, welded wire, or similar non-combustible designs) as approved by the Authority Having Jurisdiction (AHJ).
2. Temporary fencing for construction or erosion control, provided it is removed within 180 days.

SECTION 3. VALIDITY.

The San Ramon Valley Fire Protection District Board of Directors declares that if any section, paragraph, sentence, or word of this Ordinance or of the 2025 California Fire code as adopted and amended herein is declared for any reason to be invalid, it is the intent of the San Ramon Valley Fire Protection District Board of Directors that it would have passed all other portions or provisions of this Ordinance independent of the elimination here from any portion or provision as may be declared invalid.

SECTION 4. MORE RESTRICTIVE REQUIREMENTS.

If requirements more restrictive than those in this fire code are adopted by the City of San Ramon, the Town of Danville, or the County of Contra Costa, those requirements will apply only within the jurisdiction adopting those requirements.

Ordinance No. 2025-41 (Adoption of 2025 WUIC)

Page **4** of **4**

SECTION 5. EFFECTIVE DATE.

This Ordinance becomes effective on January 1, 2026, or 30 days after passage, whichever is later. Within 15 days of passage, this Ordinance shall be published once in the East Bay Times, a newspaper published in this County. This Ordinance shall be published in a manner satisfying the requirements of Government Code Section 25124, with the names of supervisors voting for and against it.

Passed and Adopted on NOVEMBER 19, 2025 by the following roll call vote:

AYES: CREAN, KERR, LEE, PARKER, STAMEY

NOES: NONE

ABSENT: NONE

DATED: NOVEMBER 19, 2025

Signed by:

Matt Stamey

0A8E00FD2CC6425...

Matt Stamey

President, Board of Directors

ATTEST:

Signed by:

Stephanie Brendlen

41C3A3F37BD54B3...

Stephanie Brendlen

District Counsel/District Clerk

APPROVED AS TO CONTENT:

DocuSigned by:

Paige Meyer

F5CC8122F442487...

Paige Meyer

Fire Chief

APPROVED AS TO FORM:

Signed by:

Stephanie Brendlen

41C3A3F37BD54B3...

Stephanie Brendlen

District Counsel/District Clerk