



CITY COUNCIL STUDY SESSION

Monday, March 15, 2021

Held Electronically

View on Channel 9 or Channels 180 and 181 (for Charter Communications customers)
or live stream via rytv.sou.edu select RVTV Prime.

Mayor Akins called the Study Session to order at 5:30 PM.

Councilors' Hyatt, Seffinger, Moran, Jensen, DuQuenne and Graham were present.

1. Discussion of Oregon's Residential Structural Specialty Code (ORSC) 327.4 – Wildfire Hazard Mitigation – Local Adoption Option

City Manager Pro Tem Adam Hanks introduced Interim Fire Chief Ralph Sartain, Community Development Director Bill Molnar and Building Official Steve Matiaco.

Molnar gave a brief Staff report.

Matiaco went over a PowerPoint presentation (*see attached*).

Items discussed were:

- Wildfire Readiness and Preparedness
- Expanded the Wildfire Lands Overlay to include the entire city.
- Adopted and updated Wildfire Lands Ordinance for vegetation management for new construction and additions.
- Adopted a Municipal Code restricting new plantings of flammable species identified on the prohibited flammable plant list.
- Continuing to expand the number of Ashland neighborhoods participating in the Firewise USA program.
- Adopt wildfire building codes as permitted by the State of Oregon.
- Building standards.
- Increase in wildfires and the impact of communities.
- Wildfire Hazard Mitigation Code.

Council discussed wildfire overlay and home insurance.

Council discussed the importance of preventing fires and thanked Staff for the presentation.

Adjournment

The Study Session was adjourned at 6:55 PM.

Respectfully submitted by:

City Recorder Melissa Huhtala

Attest:

Mayor Akins

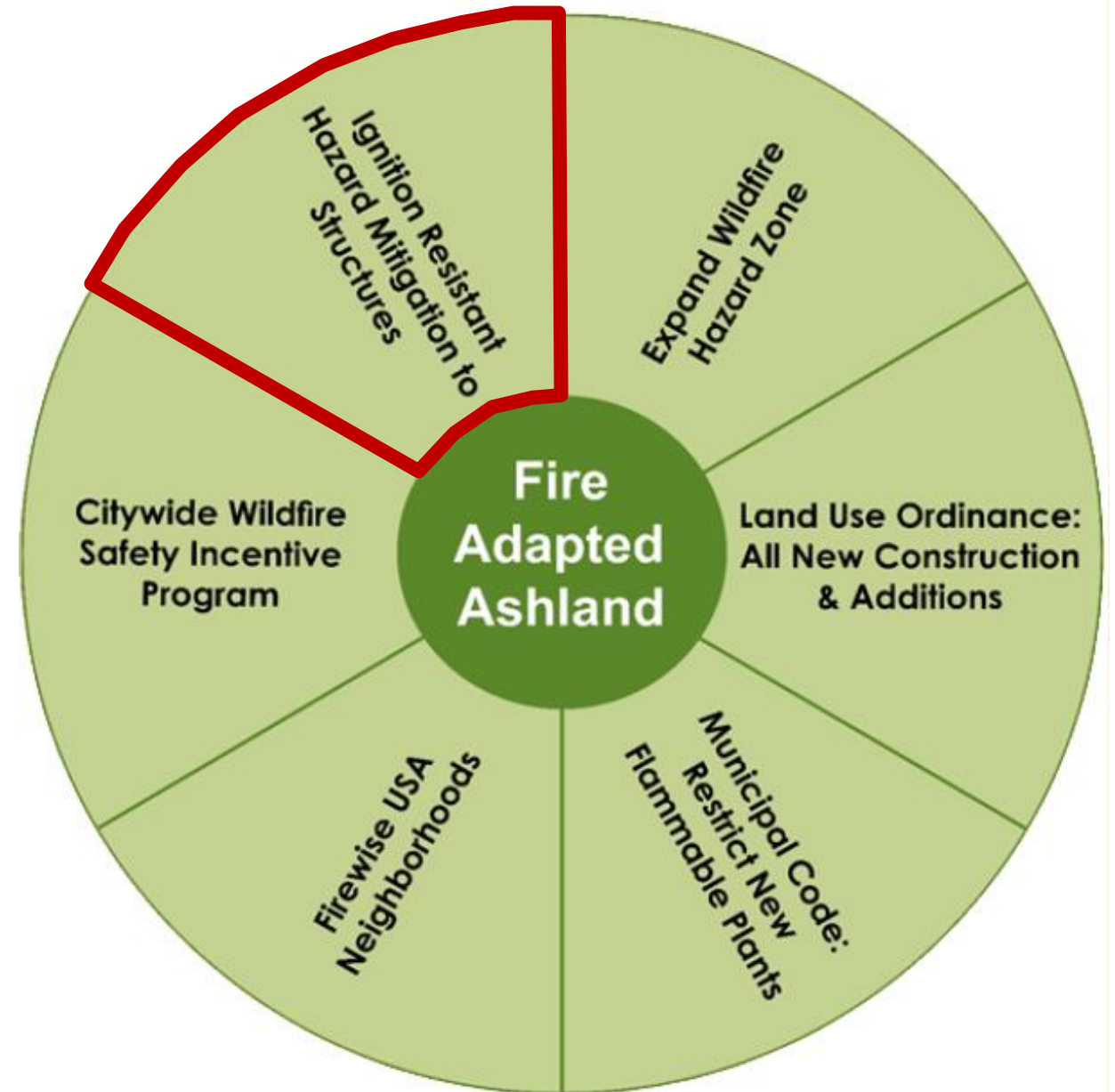
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WILDFIRE HAZARD MITIGATION

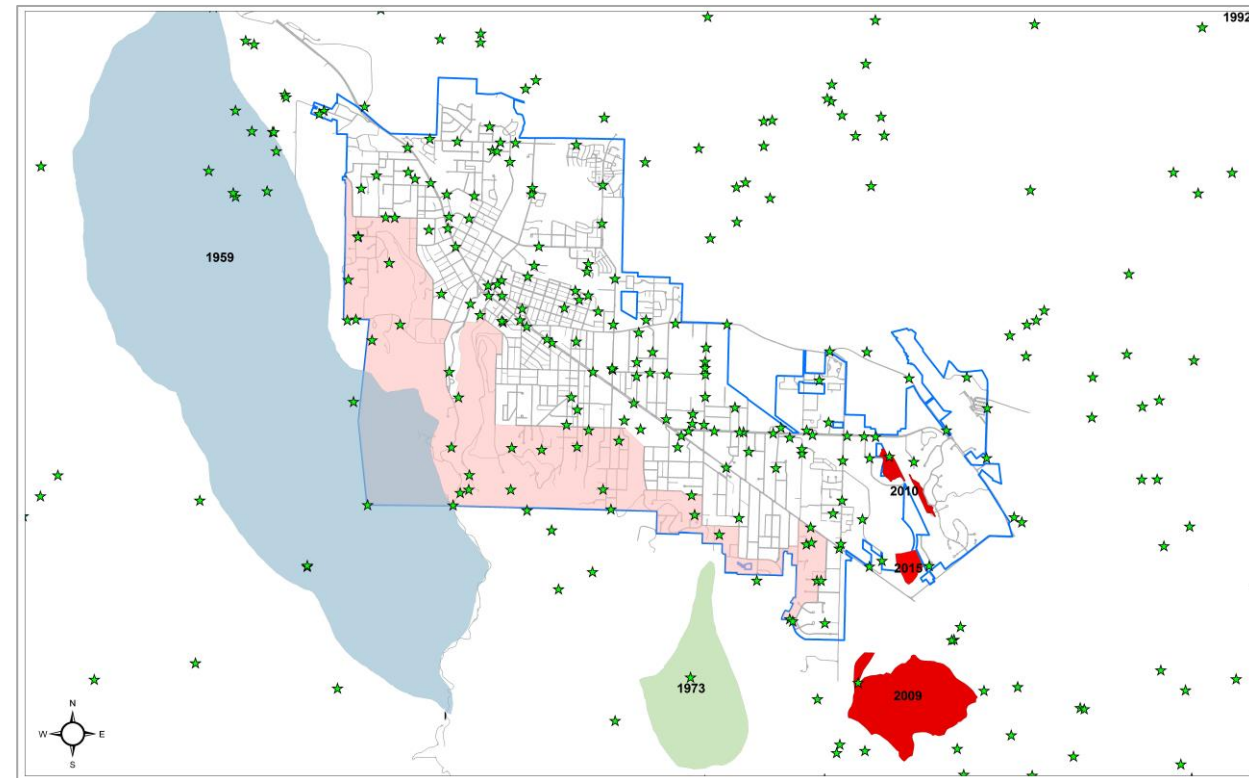
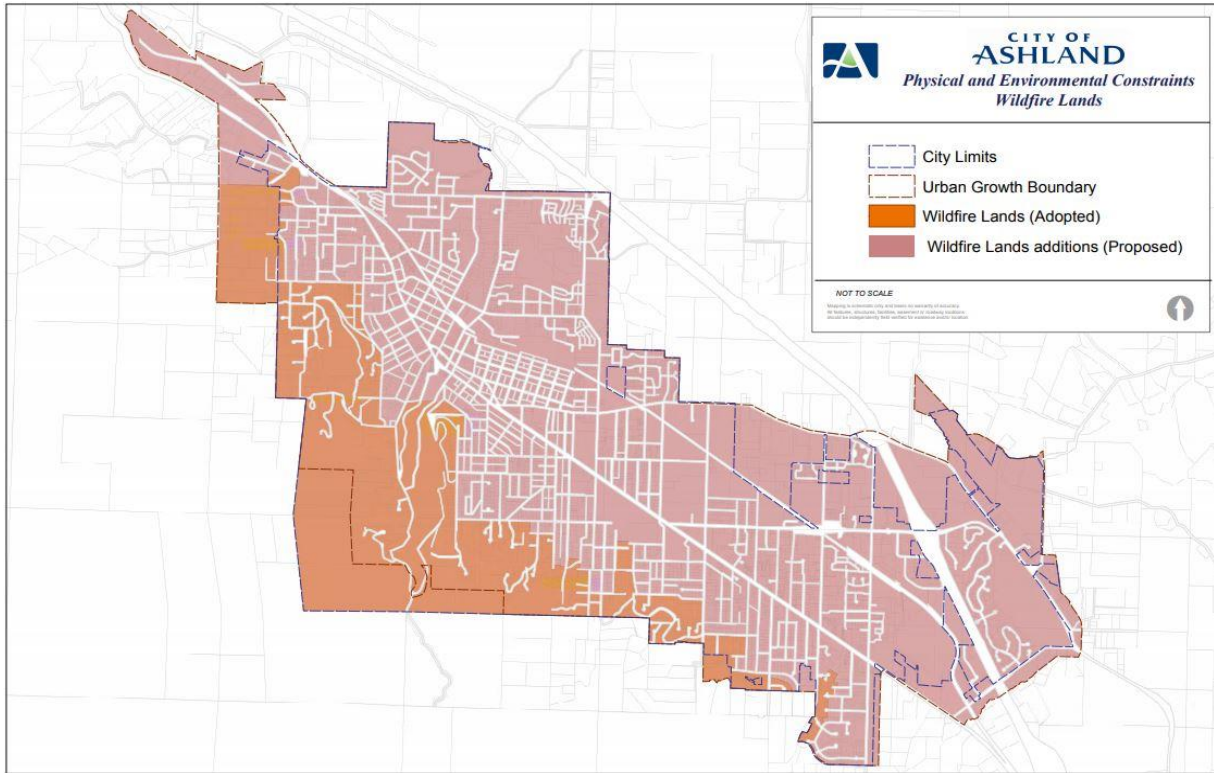
Building Code
Amendments

A COMPREHENSIVE APPROACH TO WILDFIRE READINESS AND PREPAREDNESS



FIRE ADAPTED ASHLAND

☑ Expanded the Wildfire Lands Overlay to include the entire city.



FIRE ADAPTED ASHLAND

☑ Adopted an updated Wildfire Lands Ordinance for vegetation management for new construction and additions

Applies to all new buildings, additions, and decks increasing lot coverage by 200 sq.ft. or greater, extends 30' from furthest extent of a new building



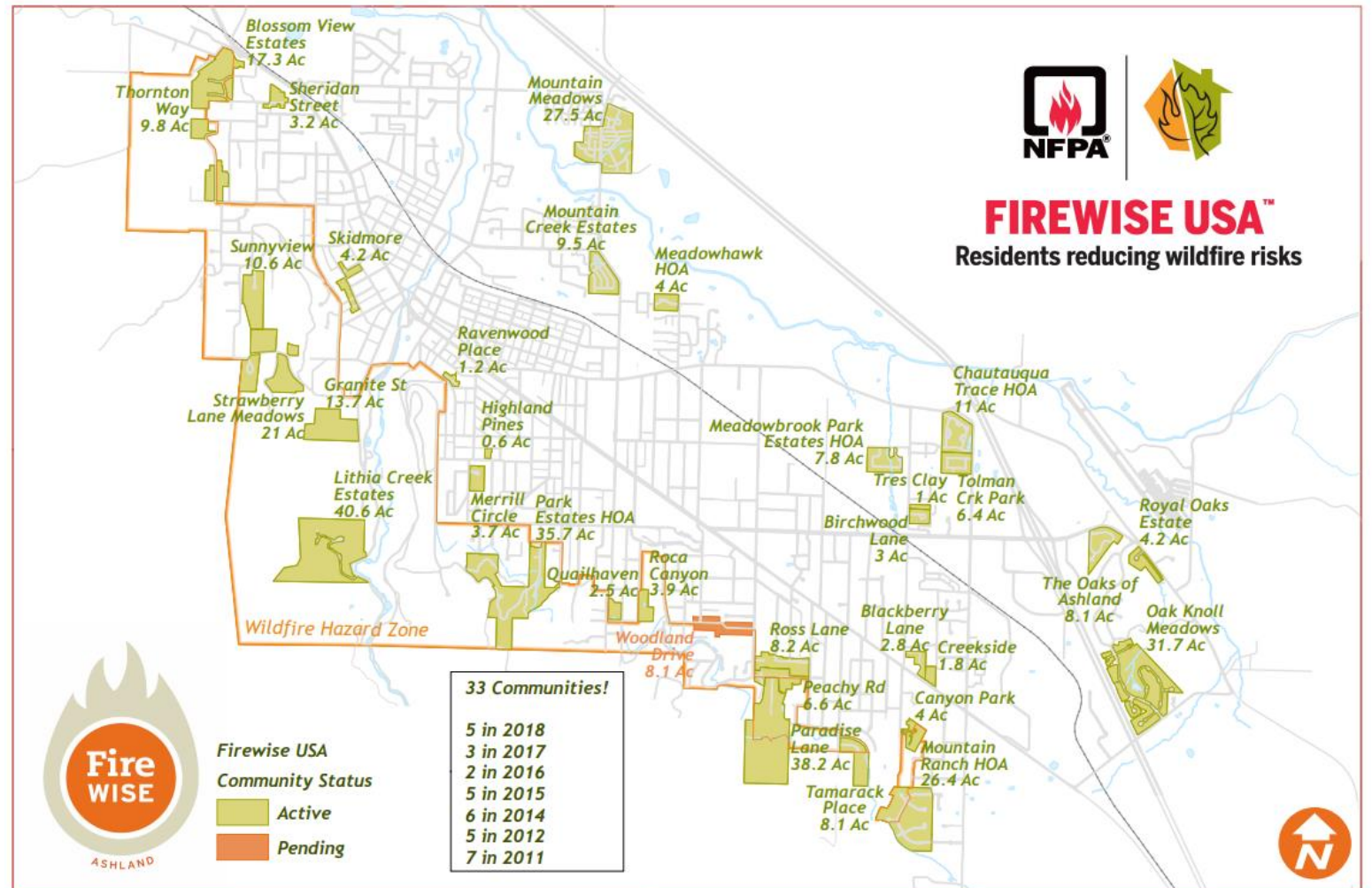
FIRE ADAPTED ASHLAND

✓ Adopted a Municipal Code restricting new plantings of known flammable species identified on the Prohibited Flammable Plant List.



FIRE ADAPTED ASHLAND

☑ Continue to expand the number of Ashland neighborhoods participating in the Firewise USA program.



FIRE ADAPTED ASHLAND

- **Adopt wildfire building codes as permitted by the State of Oregon.**

Oregon Residential Specialty Code: R327.4 Wildfire Hazard Mitigation – January 2019

This rule amended the Oregon Residential Specialty Code (ORSC) to include increased construction standards for wildfire hazard mitigation that can be adopted by a local jurisdiction.

The applicability of the increased construction standards will be determined by the local jurisdiction in accordance with the standards in the code and identified by the local adopting ordinance.

Building Code Amendments



PROPOSED BUILDING STANDARDS

THE NEW FACE OF WILDFIRE: COMMUNITY-WIDE IMPACTS



Increasingly, wildfires are impacting entire communities and urban neighborhoods, not just homes on the fringes.

Talent, OR

Phoenix, OR

Paradise, CA

Weed, CA

Middleton, CA

Santa Rosa, CA

Wenatchee, WA

Fort McMurray, Alberta

Underfloor and Attic Vents

ORSC Section R327.4.4

All Vents 12' or more above grade or surface below:

All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid **or** be designed to resist flame and ember intrusion (ASTM E2886).

Eave, Soffit, and Cornice Vents less than 12' above grade or surface:

All vents shall have screening made of corrosion-resistant metal mesh with minimum 1/16" and maximum 1/8" grid **and** be designed to resist flame and ember intrusion (ASTM E2886).

Rain Gutters

ORSC Section R327.4.3.1

Non-combustible materials with provisions to prevent the accumulation of leaves and debris in the gutters (Non-combustible corrosion resistant metal screening).

Underfloor Protection

ORSC Section R327.4.6.4

Underfloor area of elevated structures shall be enclosed or meet non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" exterior grade Type X applied behind the exterior covering of the underside, or 1-hour fire resistive exterior wall assembly.

Roofing

ORSC Section R327.4.3

Roofing shall be asphalt, slate, metal, tile, clay, concrete, or equivalent minimum Class B. **Wood shingle or shake materials are prohibited.** Cap off or fire block spaces between roofing and roof deck to prevent flame and ember intrusion and provide galvanized valley flashing where valley flashing is installed.



Walking Surfaces

ORSC Section R327.4.7

Deck, porch, and balcony walking surfaces greater than 30" and less than 12' above grade or the surface below shall be constructed of minimum 2" nominal lumber for decks <= 200 sq. ft., non-combustible, ignition-resistant conforming to ASTM E84 or UL 723, exterior fire retardant treated wood, meets ASTM E2632 and ASTM 2726 criteria, or meets ASTM E2632 with ignition-resistant wall covering.

Exterior Wall Covering

ORSC Section R327.4.5

Wall covering materials shall be noncombustible, ignition-resistant, heavy timber, log wall, or wall assemblies tested in accordance with ASTM E2707. Alternatively, one layer of minimum 5/8" exterior grade Type X applied behind the exterior wall covering or cladding or 1-hour fire resistive exterior wall assembly. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves or soffits, shall terminate at the underside of the enclosure.

Overhanging Projections

ORSC R327.4.6.1; R3274.6.2; R327.4.6.3

All enclosed roof eaves, soffits, cornices, exterior patio/porch ceilings and floor projections less than 12' above grade or the surface below shall be covered with either non-combustible material, ignition-resistant material, ASTM E2957 compliant, one layer of minimum 5/8" ext. Type X applied behind the exterior covering, or 1-hour fire resistive exterior wall assembly (Gable end overhangs are exempt).

Windows, Doors, Skylights Glazing

ORSC Section R327.4.8

Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels (typical dual pane), glass block, or have a minimum fire-resistant rating of 20 minutes.

WILDFIRE HAZARD MITIGATION CODE — 2018 OREGON

BCD HOUSING COST IMPACT ANALYSIS

- Oregon Revised Statutes — Requires a housing cost impact statement
- **\$2500-\$3000** — Estimate of applying the standards to a 1200 square foot home on a 6000 square foot lot.



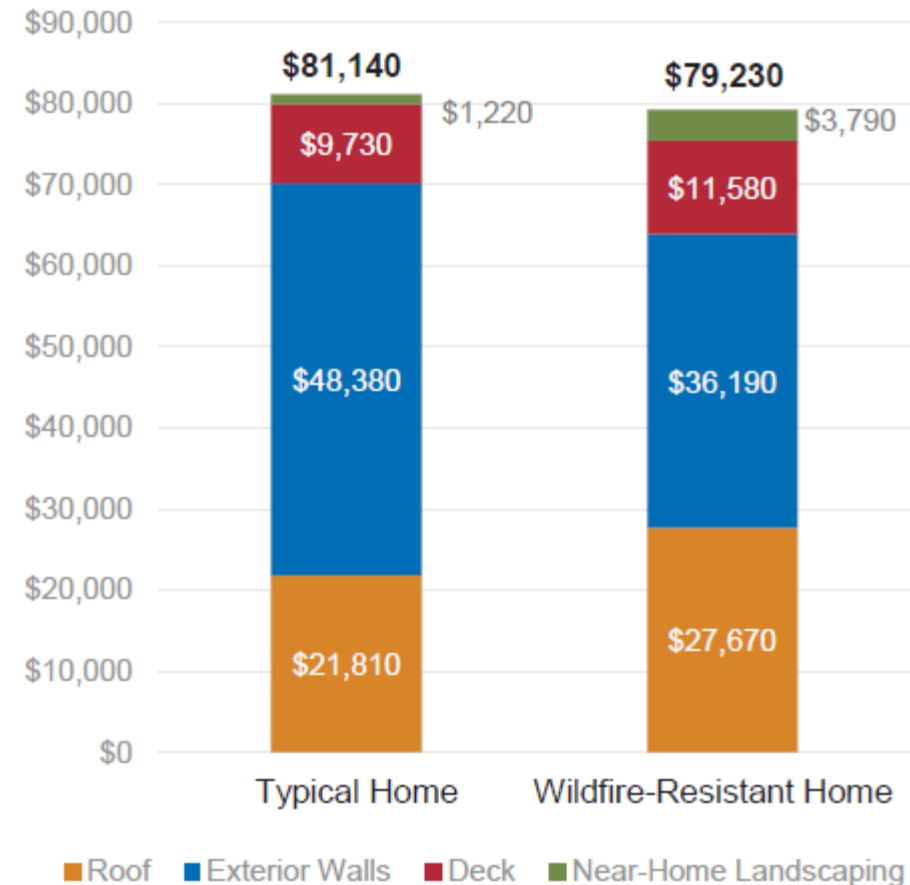
WILDFIRE HAZARD MITIGATION CODE — 2018

HEADWATERS COST IMPACT ANALYSIS



Figure 1. Model home used for cost analysis in this study. It is a three-bedroom, 2,500-square-foot, single-story home representative of wildland-urban interface building styles in southwest Montana.

Figure 2. New construction costs by component in typical and wildfire-resistant home.





WILDFIRE HAZARD MITIGATION

Building Code
Amendments