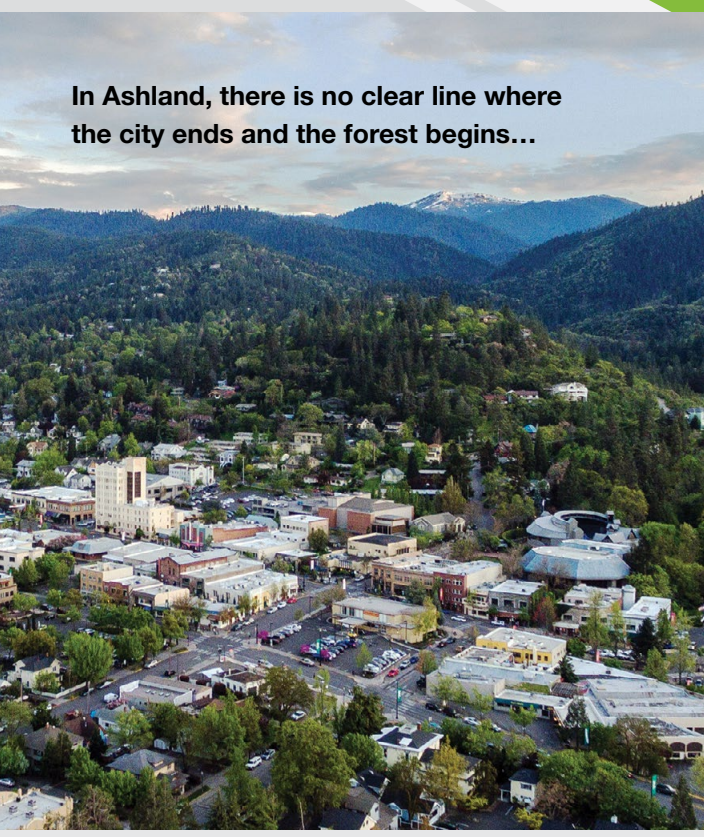
# Guidelines for **Wildfire Safety** when buying a home


When you buy a home here, you will become part of a growing Fire Adapted Community. Here's what you need to know:

No home is free of wildfire risk in the City of Ashland; The entire city is within the Wildfire Hazard Zone.

Home hardening and defensible space can save your home from a wildfire.

If you plan to expand your home or update your landscaping, please be sure to check Ashland's Wildfire Safety Ordinance.

**fireadaptedashland.org/wildfireordinance**

# What to Ask When Buying a Home

## Does this home have wildfire resistant features?

Since windborne embers can travel several miles from a wildfire outside of town and ignite a fire, a home hardened to wildfire should have:

**Class A or B roofing** of composition shingle, metal, cement tile, or clay

**Glass skylights** (Plastic skylights can melt, allowing embers to enter the home)

**Non-flammable fence connections within 5 feet of buildings** to stop fire from spreading to the home

**Vents and soffits with metal screens no larger than 1/8 inch** to resist ember entry into home

**Fire-resistant siding** of cement, stucco, fiber cement, or masonry

**Double-paned or tempered glass** reduces risk for fracture or collapse

**Enclosed deck under-stories:** 1/8th inch metal screens enclosing areas under decks resist accumulation of combustible materials

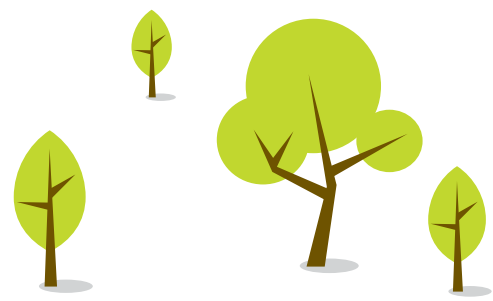
## Does this home have defensible space?

It is vital to control the density and placement of highly flammable vegetation up to your property line, ideally managing your landscape for wildfire at least 30 feet of from the home, decks, and carports.

Managing fire-prone vegetation minimizes the risk of home ignition and spread of wildfire in your neighborhood.

Sometimes removal of vegetation is best. There are many beautiful fire-resistant alternatives. Ask your real estate broker where to find information on fire-resistant landscaping or visit the Fire Adapted website to view some local fire-resistant plant recommendations.

**fireadaptedashland.org/firewiseplants**



## Prioritizing to control costs

The wildfire safety guidelines can seem overwhelming at first. Fortunately they can be prioritized to maximize impact within most any budget. Ask your real estate broker for more information or visit the Fire Adapted website for a list of home inspectors qualified to perform wildfire home assessments. They are trained to help you evaluate which work will be most cost-effective.

**fireadaptedashland.org/inspectors**

## Ashland Wildfire Safety Ordinance

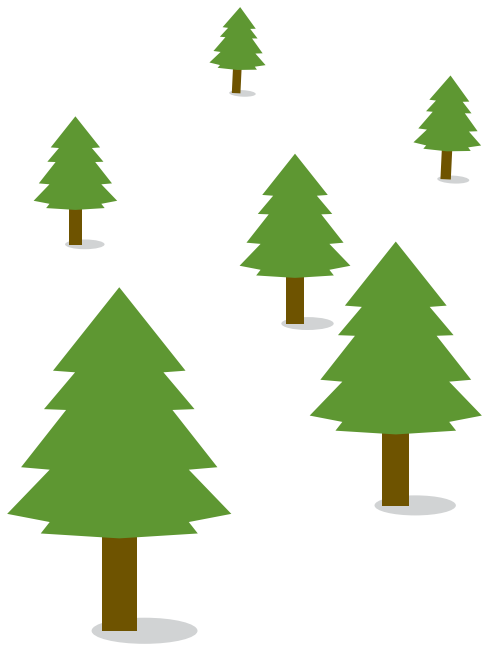
Homeowners need to be aware of Ashland's Wildfire Safety Ordinance

**Two key items to know:**

This ordinance prohibits **new plantings** of flammable vegetation within 30 feet of any building. For fire-safe alternatives, ask your real estate broker where to find *Ashland's Firewise Plant List*.

New buildings on vacant lots and additions or decks over 200 sq. ft. must include a General Fuel Modification Area extending 30 feet from all new construction.

**See brochure interior for details**



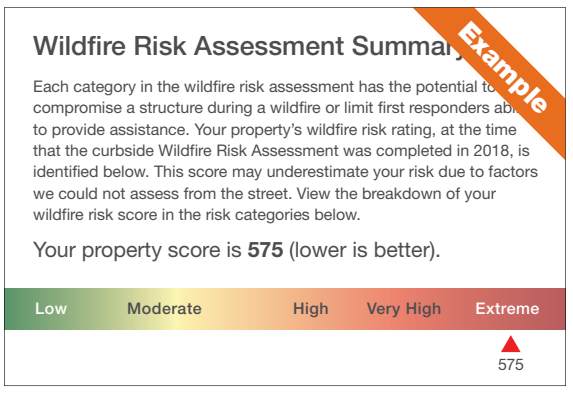
## What is this home's risk to wildfire?

Ashland Fire & Rescue has conducted roadside wildfire risk assessments of every home in Ashland. Each home has a wildfire risk score, and has been rated under the following themes:

**Landscape scale risks, including:**
— Slope
— Evacuation options

**Home Hardening**
— Roof and siding composition
— Fence and deck attachments

**Defensible Space**
— Shrub and tree spacing near the home
— Ground cover cleanliness




If you address the themes above by following the guidelines in this brochure, you can improve a home's score. Talk to your real estate broker about how to access this data.

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# Guidelines for **Wildfire Safety** when buying a home

**Safe Spacing**
Remove lower tree limbs to reduce “fire ladder”.

Keep flammable trees 10 feet from roof or deck.*

Keep all trees 10 feet from chimney.*

Minimize the fuel load of trees and shrubs with proper spacing.

**Use Rated Roofing Material***
Roofing material with a Class A or B rating is fire resistant and will help keep the flame from spreading (e.g. metal, composition shingle, clay, or cement tile)

**Use Glass Skylights**
Glass is a better choice than plastic or fiberglass. Plastic can melt and allow embers into the home.

**Enclose Under Decks**
Prevent combustible materials and firebrands from accumulating. Box-in under patios and decks or screen in with metal mesh no larger than 1/8”.


**Enclose Eaves and Fascias, and Screen in Soffits and Vents**
‘Box-in’ eaves. All vent openings should be covered with 1/8” or smaller metal mesh to resist embers.

**Good Plants**
Plant moisture rich succulents, annuals and perennials near your home.

**Fuel Break**
Establish a fuel break in the vegetation in your yard by installing rock or concrete pathways.

**Safe Ground Cover***
No fire prone plants or bark mulch within 5 feet. Use firewise plants and rocks.

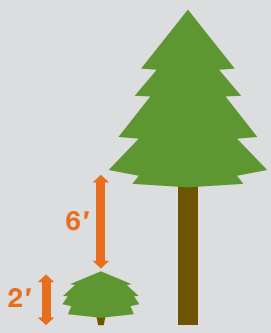
**Use non-flammable fencing***
Use metal or other non-combustible material within 5 feet of connection to structure

**A Use Fire-Resistant Building Material on Exterior Walls**
Examples include cement, plaster, stucco, fiber cement siding, (e.g. hardiboard), masonry (concrete, stone, brick or block)

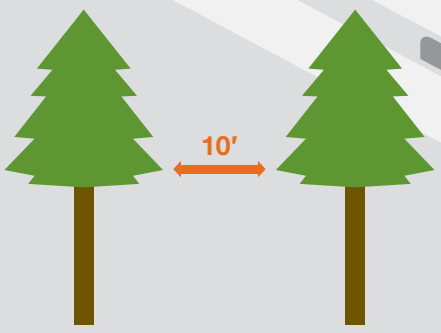
While vinyl is difficult to ignite, it can fall away or melt when exposed to extreme heat.

**B Use Double-Paned or Tempered Glass**
Double-pane glass can help reduce the risk of fracture or collapse during an extreme wildfire. Tempered glass is the most effective. Using metal window screens instead of fiberglass can offer additional protection.

**C Fuel Free Zone**
Keep a fuel free area 3-5 feet near your house.




**Minimum Vertical Clearance***
3 x the height of the shrub to the lowest branches of the tree




**Tree Spacing***
- Flat to mild slope
  10 foot spacing
- Mild to moderate slope
  20 foot spacing
- Moderate to steep slope
  30 foot spacing


**Shrub Spacing***
- Flat to mild slope
  2 x the height of the shrub
- Mild to moderate slope
  4 x the height of the shrub
- Moderate to steep slope
  8 x the height of the shrub

*Required for new buildings on vacant lots and additions or decks over 200 sq. ft.. Visit **fireadaptedashland.org/wildfireordinance** for complete information.

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