



Sonoma Valley Fire District

630 Second Street West, Sonoma CA 95476 - 707-996-2102

PLAN CHECK STANDARD COMMENTS

This standard comment shall be included on all submissions for all new construction in the State Responsibility Area (SRA) and within the Very High Fire Hazard Severity Zones (VHFHSZ) in the Local Responsibility Area (LRA)

ZONE 0 EMBER-RESISTANT ZONE (BOF DEFENSIBLE SPACE REGULATIONS)

This project is located within the State Responsibility Area (SRA) and/or a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA). As new construction, this project is required to comply with the Zone 0 ember-resistant zone standards adopted by the California Board of Forestry and Fire Protection under Public Resources Code 4291, as amended by AB 3074 (2020), SB 504 (2024), AB 1455 (2025), and Executive Order N-18-25. Unlike the phased compliance schedule for existing structures, new construction must comply with Zone 0 standards immediately upon adoption of the regulation, with no phase-in period.

Zone 0 applies to the first 5 feet surrounding all structures, measured horizontally from exterior walls, decks, and attached features. Plans shall demonstrate compliance with the following:

1. Non-Combustible Safety Zone

A non-combustible zone is required immediately adjacent to the structure and under the eaves. The width of this zone matches the eave width (e.g., a structure with 24-inch eaves requires a 24-inch non-combustible zone). Where eaves are shallow or absent, a minimum 1-foot non-combustible zone is still required, measured to the drip line.

2. Vegetation-Free Buffer

No vegetation is permitted within 2 feet of windows, doors, and vents, or within 5 feet of attached decks or similar deck-like features.

3. Low-Combustibility Zone

The remaining portion of Zone 0, extending from the edge of the safety zone out to the 5-foot line, must be maintained as a low-combustibility zone. No combustible materials, including bark mulch, wood chips, dead leaves, or firewood, are permitted anywhere within Zone 0, including on roofs and in gutters.



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4. Allowable Vegetation

Within the low-combustibility zone, only the following are permitted, subject to maintenance requirements: well-spaced herbaceous plants and flowers (bulbs, succulents, and similar non-woody species), low ground covers (moss, creeping thyme, beach strawberry, etc.), maintained grass or lawn, and potted plants in non-combustible, easily movable containers.

5. Trees

Trees are permitted within Zone 0 subject to the following: branches maintained a minimum of 10 feet from chimneys, branches trimmed to a minimum of 5 feet above roofs, no branches extending under eaves, removal of dead wood and ladder fuels, and limbs removed from the bottom 6 feet of large trees or the lower third of smaller trees.

6. Fences, Gates, and Accessory Structures

No new combustible fences or gates may be constructed within Zone 0. Where a fence attaches to the structure, a 5-foot non-combustible section is required at the point of attachment. Any sheds or outbuildings within Zone 0 must have non-combustible exterior roofs and walls.

Action Required: Revise plans to depict compliance with Zone 0 standards as described above, including a detail or note identifying the eave-matched safety zone width, vegetation-free buffer distances, and non-combustible fence attachment. Resubmit for review.

Note: SVFD may approve an alternative means of compliance where the applicant demonstrates an equivalent level of fire safety, subject to Fire Marshal review and approval.