



Summary of Exterior Wildfire Exposure Elements Upgrades for Residential Projects

The provisions of 2022 Ventura County Building Code Section 712A apply to the following existing buildings that originally were not constructed to meet the requirements for Materials and Construction Methods for Exterior Wildfire Exposure, which became effective July 1, 2008:

- One-family dwelling not more than two-stories above grade plane
- Two-family dwellings not more than two-stories above grade plane
- Four-family townhouses not more than three-stories above grade plane
- Other regulated buildings listed on 2022 California Residential Code Section 1.1.3.2

When these buildings undergo alterations, structural repairs, or additions Materials and Construction Methods for Exterior Wildfire Exposure (Wildland-Urban Interface, WUI) must be provided to the specific area of construction.

When the adjusted construction cost^{1 & 2} of **alterations, structural repairs, or additions to existing buildings**, the cost of compliance with Section 712A of the 2022 Ventura County Building Code may be limited to 10% of the adjusted construction cost of alterations, structural repairs, or additions.

In choosing which Materials and Construction Methods for Exterior Wildfire Exposure elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

1. Roofs made to comply with 705A;
2. Vents and other opening into combustible attics and/or underfloor areas made to comply with 706A;
3. Exterior walls, eaves, and other exterior surfaces protected in accordance with 707A;
4. Exterior windows, skylights, and doors made to comply with 708A;
5. Exterior decks made to comply with 709A; and
6. Accessory structures made to comply with 710A or 705.2.3.1

The second page of this handout provides an example showing a Summary of WUI Upgrades. The third page provides the WUI Upgrades that must be completed for the proposed project.

Attachments:

1. Sample Summary of WUI Upgrades.
2. Summary of WUI Upgrades Form.

Footnotes:

1. For the purpose of 2022 Ventura County Building Code Section 712A.2 exception, the adjusted construction cost of alterations, structural repairs, or additions shall not include the cost of alterations to Materials and Construction Methods for Exterior Wildfire Exposure required to comply with Section 712A.5.
2. The cost of making the area of alterations, remodel, or addition to conform to WUI requirements as a part of the proposed construction is not allowed to be excluded.



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Project Address: 123 Hope Street		Application No.	
Project Description/Location: Interior remodel (1,200 sq. ft.) and a room addition (500 sq. ft.)		Permit Valuation: \$150,000	
Type: <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Structural Repair <input checked="" type="checkbox"/> Addition		*Adjusted Cost of Proposed Construction: \$164,750	
WUI REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION			
Wildfire Protection Features	Does existing feature meet WUI standards of Chapter 7A of the current CBC?		If so, how much will be spent to make this feature comply with WUI provisions?
1. Roof	Yes		\$
2. Attic and/or underfloor vents	Yes		\$
3. Exterior walls, eaves, and other exterior surfaces	No	Yes	\$12,000
4. Exterior windows, skylights, and doors	No	No, greater than 10%	\$
5. Exterior decks	No	Yes	\$2,750
6. Accessory structures	N/A		
Cost of All Features Provided (A)	Summary of costs of WUI Upgrades Nos. 1-6 provided above.		\$14,750
Adjusted Cost of Proposed Construction ^{1,2} (B)	Construction cost for all proposed work on this permit application except WUI Upgrades Nos. 1-6 provided above.		\$150,000
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost.		9.83%
Description of WUI Upgrades Provided:			
Remove (E) wood siding & replace with (N) 7/8" thk. Stucco, boxing eaves, and replacing decking to noncombustible material.			
Applicant Certification			
I certify that the above information is true and correct to the best of my knowledge and belief.			
Signature:	<i>John Smith</i>	Date:	01 / 01 / 2023
Name: (print)	John Smith	Company:	John Smith and Associates
Title:	Architect of Record	Address:	123 Broadway
	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer	City, State Zip:	Los Angeles, CA 90012
		Phone No.:	(213) 555-1212



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Project Address:		Application No.	
Project Description/Location:		Permit Valuation:	
Type: <input type="checkbox"/> Alteration <input type="checkbox"/> Structural Repair <input type="checkbox"/> Addition		*Adjusted Cost of Proposed Construction:	
WUI REQUIREMENTS FOR AREA OF ALTERATION, STRUCTURAL REPAIR, OR ADDITION			
Wildfire Protection Features	Does existing feature meet WUI standards of Chapter 7A of the current CBC?	Will this feature be replaced or altered to meet Chapter 7A of the current CBC?	If so, how much will be spent to make this feature comply with WUI provisions?
1. Roof			
2. Attic and/or underfloor vents			
3. Exterior walls, eaves, and other exterior surfaces			
4. Exterior windows, skylights, and doors			
5. Exterior decks			
6. Accessory structures			
Cost of All Features Provided (A)	Summary of costs of WUI Upgrades Nos. 1-6 provided above.		
Adjusted Cost of Proposed Construction ^{1,2} (B)	Construction cost for all proposed work on this permit application except WUI Upgrades Nos. 1-6 provided above.		
Percentage Upgrades Provided (A / B)	Cost of all Features Provided / Total Cost.		
Description of WUI Upgrades Provided:			
Applicant Certification			
I certify that the above information is true and correct to the best of my knowledge and belief.			
Signature:		Date: / /	Company:
Name: (print)			Address:
Title:			City, State Zip:
<input type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Engineer		Phone No.:	

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FOR BUILDING OFFICIAL USE ONLY

- REQUEST GRANTED.** The adjusted construction cost is less than or equal to the valuation threshold. The elements noted on this application shall comply with WUI upgrade requirements of Ventura County Building Code Section 712A and shown on the approved construction plans. The cost of compliance with Section 712A need not exceed 10 percent (10%) of the adjusted construction cost of alterations, structural repairs or addition.

Approved by: (Print) _____ (Signature) _____ Title: _____ Date: _____

- REQUEST DENIED.** The adjusted construction cost is deemed significant. The cost of compliance is determined **NOT** to be an **unreasonable hardship**. The elements noted on this application shall comply with WUI upgrade requirements of Ventura County Building Code Section 712A and shown on the approved construction plans.

- REQUEST GRANTED.** The adjusted construction cost is deemed significant. **The cost of compliance is determined to be an unreasonable hardship.** Compliance will be provided as noted on this application by WUI upgrade requirements. This finding shall be ratified through appeals process prior to approval of this project. Please submit a copy of the construction plans showing how WUI upgrade requirements of noted elements are provided for appeals process.

Approved by: (Print) _____ (Signature) _____ Title: _____

APPEALS ACTION RATIFICATION RULING

The Appeals Action Ratification process took place on _____
Specific Date

APPROVED

NOT APPROVED

[NOTE: The elements on this application shall comply with WUI Upgrade requirements of Ventura County Building Code Section 712A and shown on the approved construction plans.]

Name (Print): _____ (Signature) _____ Date: _____

Footnotes:

1. For the purpose of 2022 Ventura County Building Code Section 712A.2 exception, the adjusted construction cost of alterations, structural repairs, or additions shall not include the cost of alterations to Materials and Construction Methods for Exterior Wildfire Exposure required to comply with Section 712A.5.
2. The cost of making the area of alterations, remodel, or addition to conform to WUI requirements as a part of the proposed construction is not allowed to be excluded.