

**PRIVADA ESTATES
SUBDIVISION**

WILDLAND-URBAN INTERFACE
FIRE SAFETY PLAN

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BOISE, IDAHO

TABLE OF CONTENTS	2
INTRODUCTION	3
PROJECT DESCRIPTION	3
EXISTING SITE CONDITIONS	3
PROPOSED SITE CONDITIONS	4
WILDFIRE POTENTIAL	4
FUEL	4
TOPOGRAPHY	4
WEATHER	4
RESIDENTIAL DEVELOPMENT	5
ACCESS	5
WATER SUPPLY	5
FIRE PROTECTION & EQUIPMENT	5
CONSTRUCTION	5
LANDSCAPING	6
HOME IGNITION ZONE CONCEPT	6
LANDSCAPING DESIGN AND MAINTENANCE	6
ZONE 1	7
FUEL-FREE ZONE	8
ZONE 2	9
ZONE 3	10
VEGETATION	10
HOMEOWNERS ASSOCIATION	10
ENFORCEMENT	11
APPENDIX	12
A. VICINITY MAP	13
B. FIREWISE LANDSCAPING INFORMATION	14
C. FIRE HAZARD SEVERITY FORM	15

INTRODUCTION

Privada Estates is located within the city limits of Boise, Idaho. In compliance with the current requirements for construction and landscaping in the Wildland-Urban Interface (WUI) areas the following Wildland-Urban Interface Fire Protection Plan (FPP) has been prepared. This plan intends to illustrate that the proposed plan will comply with the current *Boise City Fire Prevention Code 7-01-69, Chapter 49*. Prior to implementation this FPP will be submitted and reviewed by personnel who have the authority and jurisdiction concerning the International Wildland-Urban Interface Code (IWUIC), as required by the City of Boise

Wildland-Urban Interface fire conditions and requirements for the Privada Estates Development are as follows:

1. Wildfire Potential
 - a. Fuel
 - b. Topography
 - c. Weather
2. Residential Development
 - a. Access
 - b. Water Supply
 - c. Fire Protection & Equipment
3. Construction
 - a. Roof & Elements
 - b. Eaves & Soffits
 - c. Exterior Walls
 - d. Structural Appendages & Projections
 - e. Exterior Doors
 - f. Vents
 - g. Detached Accessory Structures
4. Landscaping
 - a. Home Ignition Zones
 - b. Defensible Space
5. Vegetation Management
 - a. Homeowner Association

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. If this FPP where different sections specify different materials, methods of construction or other requirements, than the IWUIC, the most restrictive shall govern.

PROJECT DESCRIPTION

The development is 11.58 acres located in the NW 1/4 of the SE 1/4 of Section 19, Township 3 North, Range 3 East, B.M. Boise, Ada County, Idaho. Please see the attached vicinity map, *Appendix A*. The site is found near of the intersection of Warm Springs Ave. and East Barber Drive.

EXISTING SITE CONDITIONS

The existing site consists of undeveloped foothills with wild grass, bushes, and small trees. The development lies within the Wildland-Urban Interface **Zone A** and **Zone B** as designated by the City of Boise. **All residential lots are located within Zone B**. The site contains fire prone wildland fuels and there are 2:1 slopes in portions of the subject property.

PROPOSED SITE CONDITIONS

The project is a relatively low density residential development located within Boise City limits in the northeast area of Ada County. The project will include 16 buildable lots ranging in size from approximately 0.27 to 0.67 acres per lot. Approximately 8.0 of the 11.58 acres will be developed with this project and 3.58 acres is a wildlife corridor and common space. The project is surrounded by foothills to the north and a residence acreage each to the east, south and west.

WILDFIRE POTENTIAL

FUEL

The undeveloped areas north of Privada Estates subdivision contains the area's wildland fire fuel. This fuel consists primarily of grassland and upland shrub vegetation consisting of sagebrush, bitterbrush, native forbs and flowering plants, native annual and perennial grasses, invasive grasses and noxious weeds. The small diameter vegetative fuels (i.e. brush and grasses) could potentially ignite and carry fire rapidly above the site. Larger diameter vegetative fuels (i.e. trees) are very minimal and exist in small various locations.

TOPOGRAPHY

The Privada Estates development lies south of the slopes of the East Boise foothills with primarily a southern exposure. Some locations of the project slopes exceed 2:1 with the developed area consisting of slopes 25% or less.

WEATHER

During windy conditions fire fronts can quickly spread through the small diameter vegetative fuels. These fire fronts produce moderate sized flames and embers that can blow in the wind and ignite fuels in other areas. Because of the small diameter, these fuels are consumed quickly. There is minimal adjacent fuels with longer burn times. As a result a wildfire in this area would be relatively short. Wildland fuel modification areas can reduce the intensity of wildfires by providing improved suppression actions. Properly designed and maintained structures are effective in resisting ignition from these short duration flames and small embers.

RESIDENTIAL DEVELOPMENT

ACCESS

Offsite Access - The primary access to the Privada Estates main collector will be the access connecting to the intersection of E. Warm Springs Ave. and N. Via Privada Lane. The main access will have a minimum 29 foot paved road, with sidewalks, curb and gutter.

Onsite Access - The primary access for the Privada Estates residences to the main collector will be private drives along the main collector or 29 foot wide paved roads that link the road system together.

WATER SUPPLY

The water supply for Privada Estates will be provided by a United Water feed. The water supply demands will meet the International Fire Code as prescribed by the Boise City Fire Department. There are 2 fire hydrants located on the property and no part of a structure will be more than 600-Feet from a hydrant. (IFC 507.3, IFC B105.2)

FIRE PROTECTION & EQUIPMENT

Additional fire prevention measures have been delineated by the Boise Fire Department. The additional measures include:

- Roadway parking will be restricted to one side. Parking will be restricted on all sides of turn-arounds and cul-de-sacs
- Additional signage will be installed.
- Fuel breaks will be designed through the common area wildland fuel beds. Upper Drainage swale and hydro seeded areas act as defensible space around buildable corridors. (See Privada Landscape plan)

CONSTRUCTION

Buildings and structures shall be constructed in accordance with the *International Building Code (IBC)*, *International Residential Code* and the *Boise City Wildland Urban Interface Code (BCC 7-01-69)*. The most effective way to prevent wildfire disaster is to focus on specific mitigation actions for the homes themselves and their surrounding vegetation.

LANDSCAPING

The Home Ignition Zone (HIZ) includes the home and the surrounding area extending out to 100 to 200 feet from the home. Vegetative fuels within the immediate vicinity (within approximately 30 feet of the home) can have a significant impact on the potential of a home to ignite. Because of this impact the landscape design and materials are critical in reducing the potential for structural ignitions. The landscaping in Privada Estates Development will be natural vegetation designed to reduce the likelihood of producing firebrands that can ignite the residential structure and the ability to produce long flame lengths and intense radiant energy.

HOME IGNITION ZONE CONCEPT

This refers to the concept of first mitigating the structure from ignition and then working outward to provide ignition resistant landscape features and vegetation. Privada Estates Development HIZs include the home, associated structures and the surrounding area.

LANDSCAPING DESIGN AND MAINTENANCE

Landscape features and plantings will be resistant to ignition from blowing embers and designed to stop advancing wildfires within 30 feet of structures.

All single family residential units of the Privada Estates Development will permanently maintain vegetative clearance in accordance with the HIZ plan identified in Figure 1. However, nothing herein will require any landowner to maintain property that they do not own and/or that falls outside the Privada Estates Development. These requirements are intended to establish and maintain standards that when implemented and maintained can reduce the probability of wildfire loss.

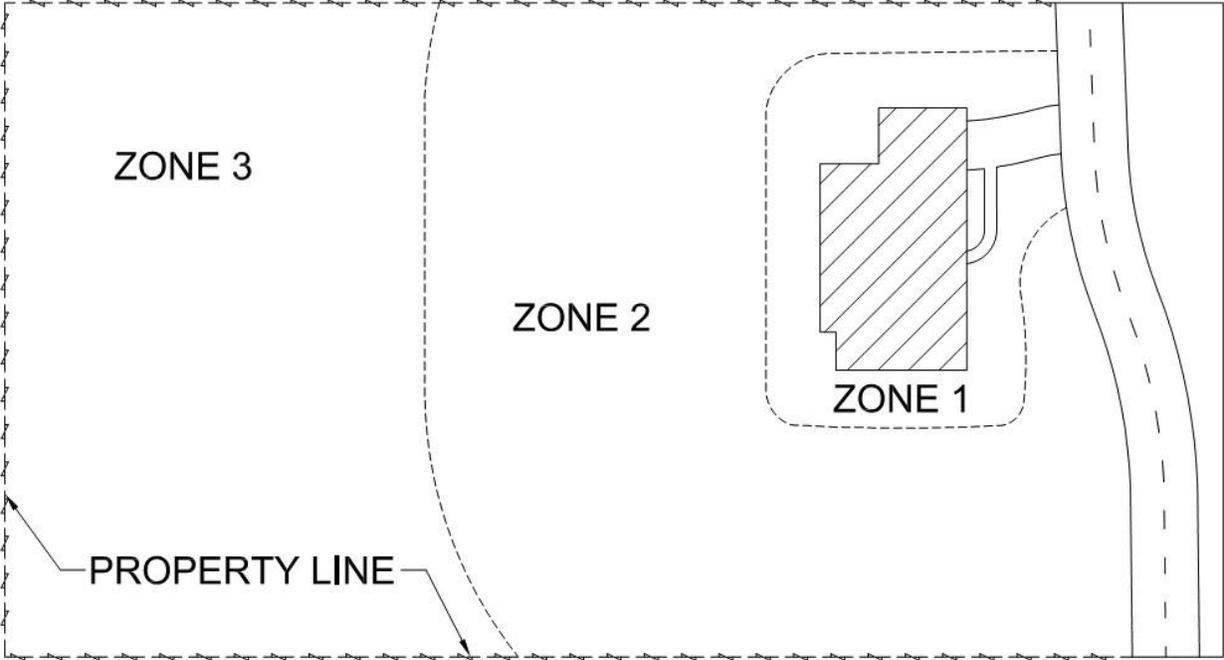


FIGURE 1: HOME IGNITION ZONE

The Home Ignition Zone includes residential structures, structural attachments, associated structures and wildland/landscape vegetation in the surrounding zones, as depicted above and described below.

ZONE 1

Zone 1 is the area of maximum fuel modification and treatment (see Figures 1 & 2) and is designed to prevent surface flames from reaching the structure. It consists of a minimum area of 30-feet around the structure in which vegetation (wildland and landscape) prone to ignition and fire is modified or removed from the landscape features. This area will normally consist of irrigated lawns and other fire-resistive landscaping vegetation and feature. This zone is measured outward from the base of the structure’s foundation or any attachments, such as decks. This area will be developed and maintained by the homeowner in accordance with the requirements identified below. In the event that the homeowner’s property is less than the required Zone 1 distance of 30 feet, but still within the boundaries of the development, and property is adjacent to common/open space or other entity, the Privada Estates Development Homeowners Association (HOA) will be responsible for the development and maintenance of the remaining portion of Zone 1.

The HOA will also make a good faith effort to work in collaboration with adjacent land owners to address the amount and connectivity of wildland fuels directly adjacent to these lots.

FUEL-FREE ZONE

A 4 foot buffer around structures will be restricted to low growing shrubs or other fire-resistant plants (see Appendix B) to provide a non-flammable fuel break directly adjacent to structures. Fire-prone plants, combustible mulches, and other fuels will not be located in this 4 foot area. To reduce ignition potential from airborne embers, plants will be annually pruned and maintained by property owners.

During periods of wildfire conditions, storage of firewood or other combustible materials will be prohibited in Zone 1, unless in an enclosed non-combustible storage structure. This includes storage of materials under attached decks.

Adjoining surface and aerial fuels (flammable tree canopies) will be restricted so the placement of fire-prone trees and shrubs does not create contiguous fuel connections in Zone 1. Fire-prone trees and tree clumps within Zone 1 will be isolated from each other and lower branches pruned to approximately 6 feet above ground or approximately 1/3 tree height, whichever is less. In addition, these trees and shrubs will be restricted from contacting exterior siding, the roof, and must be separated at least 10 feet from the structure. Fire-prone trees shall be placed away from the structure at least the distance of the trees full height at maturity. Trees may be placed closer with the approval from the HOA. The HOA will work with homeowners to identify site-appropriate species and planting locations, and educate residents on wildfire hazards and effective Firewise mitigation concepts.

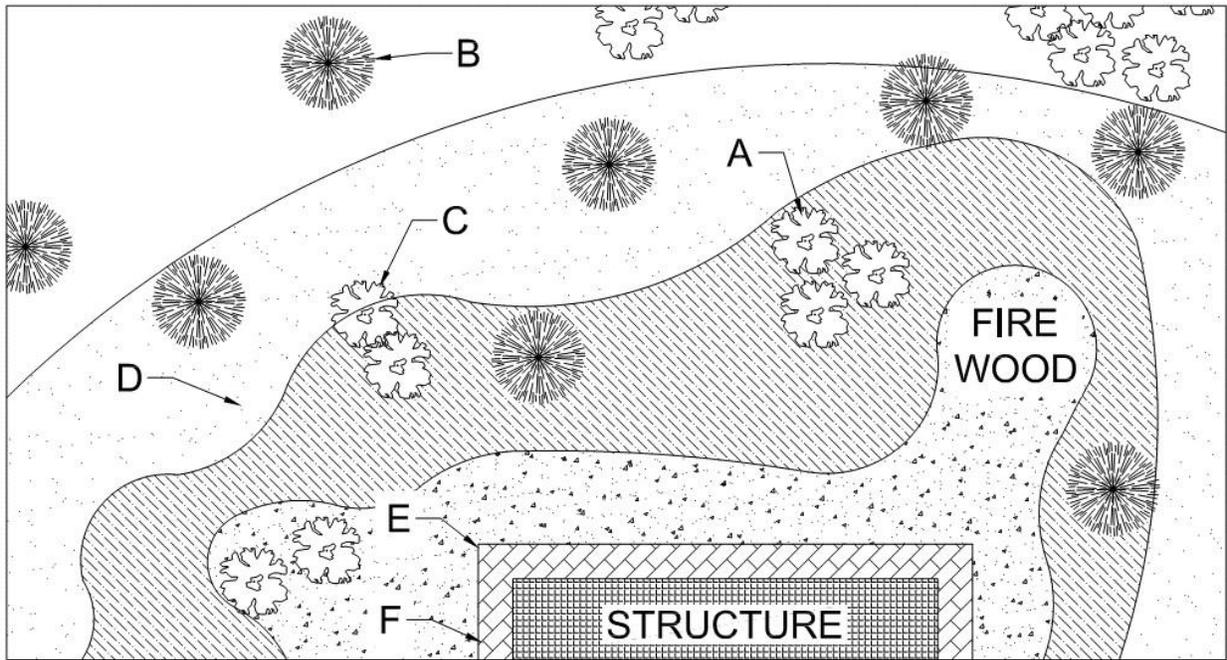


FIGURE 2: LANDSCAPING IN ZONE 1

- A. Space and maintain clumps of trees and shrubs to resist ignition from adjacent flames and windborne firebrands/embers.
- B. Plant naturally occurring tree species on or near the site (see Appendix C) and eliminate ladder fuels.
- C. Locate combustible mulches at least 4 feet away from structures.
- D. Keep lawn and dry grass in Zone 1 mown to a maximum of 4 inches.
- E. Use only fire-resistant plants near structures but away from windows and vents.
- F. Maintain a 4 foot non-combustible zone around structures by using fire-resistant plants and hardscape features such as rock mulches, pavers, concrete, etc.

ZONE 2

Zone 2 is an area of modified fuels designed to reduce the intensity of a fire approaching the structure. Depending upon slope, this zone will extend from 50 to 100 feet from the structure. Within this zone, the continuity and arrangement of vegetation will be based on a modified natural community emphasizing native species that are not highly flammable. Diseased, dead, or dying trees and shrubs will be modified or removed to prevent their ability to provide continuous fuels reaching Zone 1. This area forms a fuel buffer and provides a transition between Zone 1 and 3. In the event that the homeowner property boundary extends beyond Zone 1, the homeowner will be responsible for landscaping and maintaining the Zone 2 area. This area can also be managed and maintained by the homeowner in coordination with the HOA. In the event that the area associated with Zone 2 lay outside the development boundary, the HOA will make a

good faith effort to work in collaboration with adjacent land owners to address the amount and connectivity and wildland fuels directly adjacent to these lots.

ZONE 3

Zone 3 extends beyond Zone 2 as needed in severe fire hazards areas. Fuels and community composition will generally be managed by the HOA to the extent possible. In the event that the homeowner's property boundary includes Zone 3, the homeowner will work collaboratively with the HOA to develop and maintain the area based on the requirements to reduce large flames in this zone. In the event that the area associated with Zone 3 lay outside the development boundary, the HOA will make a good faith effort to work in collaboration with adjacent land owners to address the amount and connectivity of wildland fuels directly adjacent to these lots.

VEGETATION

Managing vegetation in common areas and adjacent to residences and path/trails provides several benefits;

- Fire behavior in wildland vegetation is mitigated by reducing the density and continuity of volatile brush, grasses and forbs in common areas directly adjacent to residential landscaping and structures. By limiting fuel connectivity between common areas and residences the probability of wildfire igniting structures can be significantly reduced.
- Designing the maintaining paths/trails as breaks in expanses of flammable wildland vegetation reduces the connectivity of these fuels and can assist suppression efforts in controlling fires before they reach homes and improvements. This can limit the size and spread of wildfires reducing losses to landscaping and property in the area.

HOMEOWNERS ASSOCIATION

The Privada Estates Homeowners Association (HOA) will be responsible for the control, management and maintenance of fire prone vegetation on the common property within the Privada Estates subdivision boundary. These areas are primary sites for flammable vegetation and invasive and noxious weed species that increase fire behavior and connect these wildland fuels to residential landscapes and structures.

The intent of controlling fuels and/or re-establishing natural vegetation adjacent to private property and paths/trails is important to reducing wildfire risk. These areas function as fire breaks in areas of open space and reduce the overall connectivity of highly flammable fuels. This can limit the size and spread of wildfires in the area. Vegetation area these path/trails is the primary connection between expanses of common area fuels and residences. By limiting fuel connectivity in common areas the probability of wildfire reaching or affecting structures can be significantly reduced. *Minimum widths of the paths/trails and their associated fuel modification area shall total 8 feet.*

In order to reduce wildfire danger and improve the health and diversity of plant communities, the HOA will work in coordination with residents, private land owners, the Boise Fire Department, the City of Boise, adjacent HOA and other agencies to facilitate fuels modification and maintenance, and native vegetation restoration project on common area within the development.

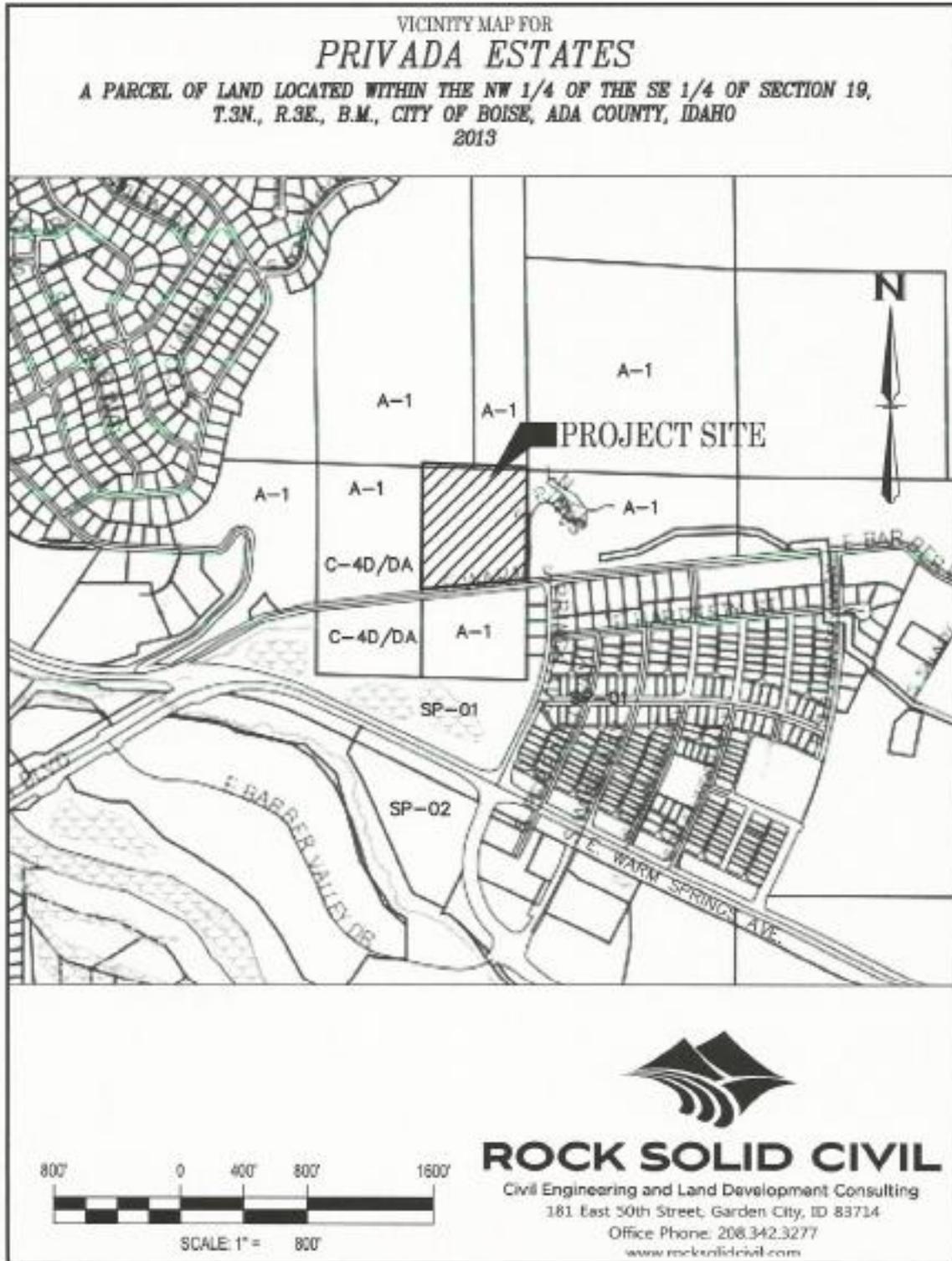
ENFORCEMENT

The items identified in this Fire Safety Plan, will be incorporated into the recorded CCRs of Privada Estates Subdivision. Enforcement of construction, landscape and maintenance requirements for individual lots and common lots within Privada Estates Subdivision will be handled by the Privada Estates Homeowners Association.

APPENDIX

A. VICINITY MAP

PRIVADA ESTATES SUBDIVISION
BOISE, IDAHO



VICINITY MAP
(NOT TO SCALE)

B. FIREWISE LANDSCAPING INFORMATION

Every landscape has plants and every plant, if dry enough, will burn. Fire-resistive plants are those that have characteristics that make them less-flammable than others. That being said, the selection of fire-resistive plant materials is usually far less important than how those plants features are configured and how well the landscape is maintained.

With a few exceptions, plant condition is more important than plant species. Depending on factors such as growth form, access to water and nutrients, the same plant may be fire-resistive in one environment and combustible in another. Summer irrigation can make the difference between an extremely flammable plant and one that will not burn readily.

FIRE-PRONE PLANTS

Fire-prone plants, should NOT be planted within 30 feet of structures;

- Accumulate fine, twiggy, dry, or dead material
- Are not drought tolerant
- Have leaves and/or wood containing volatile waxes, fats, terpenes, or oils
- Are typically aromatic (crushed leaves have strong odors)
- Have gummy, resinous sap with a strong odor
- Are usually blade-leaf or needle-leaf evergreens
- May have loose or papery bark
- Are plants that flame (not smolder) when preheated and ignited with a match

FIRE-RESISTIVE PLANTS

Fire-resistive plants that CAN be planted/maintained near structures;

- Have high moisture content in stems and leaves
- Are drought tolerant
- Have little or no seasonal accumulation of dead vegetation
- Have a low volume of total vegetation
- Have non-resinous woody material
- Have an open, loose branching habit
- Are slow growing

C. FIRE HAZARD SEVERITY FORM

APPENDIX C

FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design

1. Ingress/Egress

- Two or more primary roads 1 _____
- One road 10 X _____
- One-lane road in, one-lane road out 15 _____

2. Width of Primary Road

- 20 feet or more 1 X _____
- Less than 20 feet 5 _____

3. Accessibility

- Road grade 5% or less 1 _____
- Road grade 5-10% 5 X _____
- Road grade greater than 10% 10 _____

4. Secondary Road Terminus

- Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater 1 X _____
- Cul-de-sac turnaround 5 _____
- Dead-end roads 200 feet or less in length 8 _____
- Dead-end roads greater than 200 feet in length 10 _____

5. Street Signs

- Present and approved 0 X _____
- Present but unapproved 3 _____
- Not present 5 _____

B. Vegetation (IUCWIC Definitions)

1. Fuel Types

- Surface
 - Lawn/noncombustible 1 X _____
 - Grass/short brush 5 _____
 - Scattered dead/down woody material 10 _____
 - Abundant dead/down wood material 15 _____
- Overstory
 - Deciduous trees (except tall brush) 3 X _____
 - Mixed deciduous trees and tall brush 10 _____
 - Clumped/scattered conifers and/or tall brush 15 _____
 - Contiguous conifer and/or tall brush 20 _____

2. Defensible Space

- 70% or more of lots completed 1 X _____
- 30% to 70% of lots completed 10 _____
- Less than 30% of lots completed 20 _____

C. Topography

- Located on flat, base of hill or setback at crest of hill 1 _____
- On slope with 0-20% grade 5 _____
- On slope with 21-30% grade 10 X _____
- On slope with 31% grade or greater 15 _____
- At crest of hill with unmitigated vegetation below 20 _____

D. Roofing Material

- Class A Fire Rated 1 X _____
- Class B Fire Rated 5 _____
- Class C Fire Rated 10 _____
- Non-rated 20 _____

E. Fire Protection—Water Source

- 1000 GPM hydrant within 600 feet 1 X _____
- Hydrant farther than 600 feet or draft site 5 _____
- Approved water source 20 min or less round trip 10 _____
- Approved water source farther than 20 min, and 45 min or less round trip 15 _____
- Approved water source farther than 45 min round trip 20 _____

F. Siding and Decking

- Noncombustible siding/deck 1 X _____
- Combustible side/no deck 5 _____
- Noncombustible siding/combustible deck 10 _____
- Combustible siding and deck 15 _____

G. Utilities (gas and/or electrical)

- All underground utilities 1 X _____
- One underground, one aboveground 3 _____
- All aboveground 5 _____

Total for Subdivision or Site

- 38**
- Moderate Hazard 50-75
- High Hazard 76-100
- Extreme Hazard 101+

Owner Name: _____

Building Address: _____