

# EXTERIOR WILDFIRE HAZARD ABATEMENT REQUIREMENTS

Moraga-Orinda Ordinances 23.03 and 23.04 Effective March 17, 2023

Contra Costa County Ordinance 2023-07 Effective May 4, 2023

**All property owners are required to comply with exterior hazard and fuel break requirements. It's YOUR responsibility and it's the LAW.**

*All requirements listed below shall be maintained Year-round. EXCEPT for the annual grasses and weeds. Annual grasses and weeds must be cut no later than **June 1 of every year.***



**ZONE 0.** Referred to as the **Ember Resistant Zone** or **Home Ignition Zone**, it extends from 0 to 5 feet from any Structure, attached deck, or Outbuilding on the Parcel. Zone 0 requires the most stringent wildfire fuel reduction. This Ember Resistant Zone is designed to ensure that fire or embers from igniting materials cannot spread to the Structure.

**ZONE 1.** Referred to as the **Lean, Clean, and Green Zone**, it extends from 5 feet to 30 feet from any Structure or attached deck, or from 5 feet from the Structure or attached deck to the property line, whichever is closer.

**ZONE 2.** Referred to as the **Reduced Fuel Zone**, it extends from 30 feet to 100 feet from any Structure or attached deck, or from 30 feet from the Structure or attached deck to the property line, whichever is closer.

## SALE OF PROPERTY

Before the close of escrow on the sale of any Parcel within the Fire District, the seller shall provide to the buyer documentation from the Fire Code Official stating that the property is currently in compliance with the fuel mitigation requirements of this ordinance.

**THESE REQUIREMENTS ARE TO BE COMPLETED AND MAINTAINED ANNUALLY**

**Summary of regulations for both Districts**

<b>ZONE 0: (0-5 feet)</b>	<b>ZONE 1: (5-30 feet)</b>	<b>ZONE 2 (30-100+ feet)</b>
<ul style="list-style-type: none"> <li>Remove all combustible ground cover such as mulch and bark within 2 feet of all structures.</li> <li>Create a 1-foot vertical clearance from foliage to ground for any plants within 2 feet of the structure.</li> <li>Remove ALL dead or dying trees, hazardous vegetation, and / or rubbish.</li> <li>Remove or cut grasses to a height less than 3 inches.</li> <li>Remove any Monterey Pine or Eucalyptus located within 5 feet of a structure or attached decks.</li> <li>Remove all tree branches that are within 6 vertical feet of the roof.</li> <li>Remove ALL dead or combustible material from trees or any other plantings.</li> <li>Remove all foreign material such as branches, leaves, needles, from roof and gutters. This needs to be redone on a periodic basis.</li> <li>Trim trees to create 6 feet of vertical spacing between branches or foliage and ground.</li> <li>Trim trees to create 10 feet of clearance from the chimney outlet.</li> <li>Remove ALL hazardous vegetation (non-irrigated brush).</li> </ul>	<ul style="list-style-type: none"> <li>Remove ALL dead or dying trees, hazardous vegetation, and / or rubbish.</li> <li>Remove or cut grasses to height less than 3 inches.</li> <li>Trim trees to create 6 feet of vertical spacing between branches or foliage and ground.</li> <li>Remove ALL non-irrigated brush.</li> <li>Plant new tree(s) so tree canopy at maturity is at least 10 feet from any structure.</li> <li>Maintain a distance of 10 feet between newly planted tree canopy and existing tree canopies.</li> <li>Maintain 10 feet of bare mineral soil around Liquid Propane Gas (LPG) storage tanks, firewood, lumber, or other Combustible Material.</li> </ul> <p><b>Fences</b></p> <ul style="list-style-type: none"> <li>No screen, fence, or other structure made of bark, mulch, or wood chips is allowed within 100 feet of a Structure or within 10 feet of the paved edge of a Fire Apparatus Access Road.</li> </ul> <p><b>Fuel Break</b></p> <ul style="list-style-type: none"> <li>A Fuel Break of 100 feet shall be created and maintained around the entire perimeter of a parcel over 1 acre in size.</li> <li>Parcels of 1 acre or less require the entire parcel to be maintained.</li> </ul>	<ul style="list-style-type: none"> <li>Remove ALL dead or dying trees, hazardous vegetation, and / or rubbish.</li> <li>Remove or cut grasses to a height less than 3 inches.</li> <li>Trim trees to create 6 feet of vertical spacing between branches or foliage and ground.</li> <li>Remove ALL non-irrigated brush.</li> <li>Plant new tree(s) so tree canopy at maturity is at least 10 feet from any structure.</li> <li>Maintain a distance of 10 feet between newly planted tree canopy and existing tree canopies.</li> <li>Coverings over a pile of lumber or firewood must be constructed or made of fire-resistant material.</li> <li>Maintain 10 feet of bare mineral soil around Liquid Propane Gas (LPG) storage tanks, firewood, lumber, or other Combustible Material.</li> </ul> <p><b>Roadside Vegetation</b></p> <ul style="list-style-type: none"> <li>MOFD - Maintain tree foliage, branches, and trunks to provide a minimum 15-foot vertical clearance above entire roadway or driveway.</li> <li>ConFire – Ensure that all portions of any tree overhanging a Fire Apparatus Access Road have at least 13’ 6” of clearance from the roadway surface.</li> </ul>
<p><b>HAZARDOUS VEGETATION</b></p> <p>Hazardous vegetation is defined as vegetation that is combustible and endangers public safety by creating a Fire Hazard, including but not limited to bark, mulch, seasonal and recurrent grasses, weeds, stubble, non-irrigated brush, dry leaves, dry needles, dead, dying, and diseased trees, or any other vegetation identified by the Fire Code Official.</p>		<ul style="list-style-type: none"> <li>MOFD - Remove all Juniper and Bamboo from within 10 feet of the roadway by Dec. 31, 2023.</li> <li>ConFire – Remove all hazardous vegetation that is within 10 feet from the paved edge of the Fire Apparatus Access Road.</li> <li>Remove any vegetation located within 3 horizontal feet of the roadway.</li> </ul>

This is a summary of the regulations. For specific information, contact the Fire Marshal in your district.