





This process is for a simple development application that includes a Fire Interface Development Permit and Building Permit only.

Most Fire Interface Development Permit applications also include a rezoning, subdivision or other development application (see separate documents).

**1. Building Location:**

New buildings or structures and associated accessory buildings and structure are to be located as far away from any wildfire risk areas as is reasonably possible on the parcel:

- a) Homes at the crest of forested slopes greater than 25% shall be setback a minimum of 10 metres from the crest of the slope.

**2. Roofing:**

- a. Fire retardant roofing materials shall be used, with metal or clay roofing given preference: All roofing material on new, replacement or retrofitted dwellings or accessory buildings is to meet a minimum "B" ULC rating as defined in the BC Building Code. Example: Clay Tile, Concrete Tile, Fibreglass/Asphalt Shingles, Metal Roofing and Fibrous Cement Shake.
- b. All ventilation openings in exterior walls and soffits shall be covered with non-combustible wire mesh.

**3. Decks, Porches, Balconies and External Stairs:**

Decks, porches and balconies shall be sheathed with fire resistive materials. Decks shall be constructed of heavy timber or with one-hour fire rated assemblies or non-combustible construction as defined by the BC Building Code.

- a. All new dwellings, accessory buildings and commercial buildings with exposed undersides and/or with raised decks and porches less than 2 metres from ground level shall be sheathed from the floor level to the ground level with fire-resistant materials to prohibit the entry of sparks and embers under the structure.
- b. Deck railings shall be glass or metal.
- c. External stairs to be non-combustible (steel) or heavy timber.

**4. Siding:**

Exterior walls shall be sheathed with fire resistive materials such as stucco, metal siding, brick, cement, shingles, concrete block, poured concrete, rock, logs or heavy timbers as defined in the BC Building Code.

- a. All siding materials on new, replacement or retrofitted dwellings, accessory buildings must use fire resistant materials that are a minimum of 12 millimetres thick and extend from ground level to the roofline.

**2. Chimney:**

All chimneys and wood-burning appliances must have approved spark arrestors.

- a. Chimneys and wood-burning appliances shall have a spark arrestor made of 12 gauge (or better) welded or woven mesh with mesh openings of less than 12 millimetres.

**2. Windows and Glazing:**

All windows shall be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the new building or structure.

- a. All windows shall be a minimum double paned or tempered.
- b. Wood trim around windows is not permitted.

**3. Defensible Space**

A defensible space of at least 10 metres (33 feet) must be managed around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire and reducing the potential for building fires to spread to the forest, and the required defensible space may be larger in areas of sloping ground where fire behavior creates greater risk.

- a. No additional or new coniferous evergreen trees to be planted within 10 metres of the building.
- b. All wood, vegetation and construction debris identified in the qualified professional's report shall be removed within three months of permit issuances, or immediately during high fire seasons.
- c. Firebreaks shall be designed and installed, which may be in the form of cleared parkland, roads or utility rights-of-way.
- d. All new construction shall have a minimum of one-metre of non-combustible surface cover (gravel, rock, concrete etc.) around the perimeter of the structure. All new exposed decks, greater than 2 metres from ground level shall require a minimum one-metre of non-combustible surface cover placed around the outside perimeter and underneath.
- e. All new hydro servicing that is in, or within 10 metres (33 feet) of, a wildfire risk area shall be underground, or where this is not feasible, poles of non-combustible materials shall be used (concrete).
- f. The development building face shall be located a minimum of 10 metres away from the adjacent forest interface.
- g. Propane tanks shall be located a minimum of 10 metres from any building and have a minimum 3 metres non-combustible defensible space meeting FireSmart standards surrounding the tank.