

Fire Safety Code Standards



CITY *of* CALABASAS

April 24, 2024

Background

- June 15, 2023 – Planning Commission
- September 27, 2023 – City Council
- Council requested staff return with the following information:
 - Consider a requirement that new construction provides back-up power. A cost comparison between the current California Building Code requirement for solar panels and the addition of battery back-up;
 - Consider prohibiting combustible plant materials within five feet of structures. Additional information of state and county requirements for plant materials within five feet of structures.



California Building Code (Battery Back-Up)

Structure Type	Solar PV Required	Battery Ready	Battery Required
Single-Family	Yes	Yes	No
Multi-Family ≤ 3-stories	Yes	Yes	No
Multi-Family ≥4-stories	Yes	N/A	Yes
Non-Residential	Yes	N/A	Yes



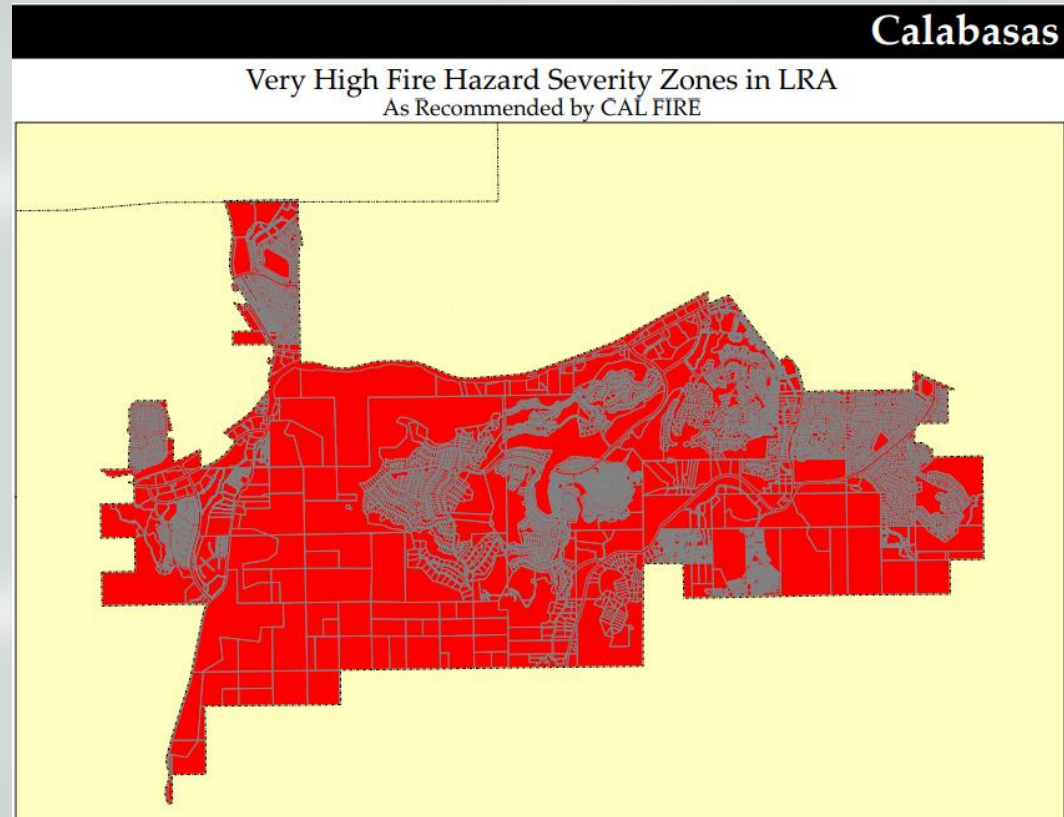
California Building Code (Battery Back-Up)

SFR Size	CBC Cost for Solar	50% Back-up Cost	100% Back-up Cost	Cost Difference
2,000 SF	\$7,500	\$21,900	\$148,600	\$14,400/ \$141,100
3,800 SF	\$10,800	\$39,600	\$180,500	\$28,800/ \$169,700



Fire Hazard Severity Zones

- Established by State Fire Marshall
- All of Calabasas is in the VHFHSZ
- AB 38
 - Seller disclosures
- AB 3074
 - Residential Defensible Space
 - Zone Zero
 - Enforced by LA County Fire
 - Inspection Fee added to property tax bill



Very High Fire Hazard Severity Zone (VHFHSZ)

Zone	Guidelines
Zero	No plant materials
One	Small plants and limited large woody plants
Two	Shade trees okay, avoid horizontal or vertical fuel ladders
Three	May be required, same as zone two but less dense



Recommendation

Staff recommends that changes to the residential battery back-up or landscape requirements should not be pursued at this time because 1) the additional cost to provide battery back-up is significant; and 2) recently updated state requirements for defensible space is robust and is enforced by the LA County Fire Department.

