CITY OF BEVERLY HILLS
STAFF REPORT

Meeting Date: May 15, 2012

To: Honorable Mayor & City Council

From: David Yelton, Plan Review and Inspection Manager
Michael Newell, Fire Marshal
George Chavez, City Building Official

Subject: Wood Roof Replacement Ordinance Status Report

Attachments:
1. 1989, 1993 and 1997 Wood Roof Ordinances
2. Letters to Property Owners
3. April 2012 Press Release

INTRODUCTION

This report provides the City Council a status update related to the City's Wood Roof Replacement Ordinance. This retrofit ordinance was enacted in 1993 and requires the replacement of flammable wood roofs by July 1, 2013. Now that the deadline is approaching, staff has stepped-up a community awareness campaign targeted at approximately 215 properties that maintain non-compliant combustible wood roofs.

DISCUSSION

Back in the late 80's and early 90's, the City of Beverly Hills took on a very proactive approach to public safety by requiring the retrofitting of existing buildings in a variety of different ways. Examples of mandatory retrofit ordinances within the City are:

- The Unreinforced Masonry Strengthening Ordinance
- The High-Rise Fire Sprinkler Ordinance
- The Smoke Detector Ordinance, and
- The Wood Roof Replacement Ordinance

These ordinances were all intended to make the City of Beverly Hills as safe a community as possible. The wood roof ordinance is intended to help prevent buildings from burning and contributing to the spread of a fire from house-to-house.

Class A Roofs

Roofs are divided into three different fire-resistive categories. Class A, Class B and Class C with Class A roofs being the most fire-resistive. To achieve any of these ratings a roof must undergo testing in a laboratory such as the Underwriters Laboratory (UL). The testing that occurs includes all roofing components which are commonly referred to as *roof assemblies*. *Roof assemblies* include not only the roof covering (i.e. shingle), but also the underlayment materials including solid plywood or other materials that contribute to the fire-resistive characteristics of the roof assembly.

In 1989, the City of Beverly Hills began requiring Class A roof assemblies for all new construction and replacement roofs. Four years later, in 1993, the City went a step further and adopted a more restrictive ordinance, which required all wood roofs to be replaced with Class A roof assemblies by July 1, 2013. The 2013 date was selected to allow a twenty-year amortization period for all existing wood roofs to wear out and exhaust their useful lives.

When the Franklin Canyon fire occurred in 2007 and three (3) Beverly Hills homes with non-rated wood roofs burned, the City further strengthened its wood roof ordinance by banning wood as a roof covering material altogether. Although certain wood roof assemblies are classified as Class A roofs, the banning of wood as a roof covering material was an added safeguard intended to reduce the risk of a fire spreading from house-to-house.

However, Class A Wood Roofs that were permitted and legally installed between 1997 and 2007 are not affected by the July 1, 2013 replacement requirements. They are allowed to remain as-is in their current form until they wear out.

A brief chronology is provided in the Table below:

Date	Summary
Prior to 1989	Non-rated wood roofs were allowed.
1989	All new roof coverings must be Class A.
1993	All roofs shall be a Class A by July 1, 2013.
1997	For the very first time, a chemically treated wood roof shingle was tested and approved to be used as part of a Class A Roof assembly.
2007	Three homes in the City with older non-rated wood roofs caught fire during the Franklin Canyon fire.
2007	The City banned wood as a roof covering option (176 Class A wood roofs were legally installed and are allowed to remain).

Community Outreach

Over the years, the Fire and Community Development Departments have conducted various public outreach and educational programs at the City's Farmers' Market and other venues which included information on the City's Class A Roof requirements. Additionally, the City has maintained a wood roof informational webpage since 2008, which describes ordinance requirements in great detail.

The farthest reaching community information campaign was undertaken after the 2007 Franklin Canyon Fire. The Fire Department worked in conjunction with the Cable TV Division to produce a

Public Service Announcement intended to inform and educate the Community of the hazards of wood roofs.

In addition to running this Public Service Announcement on Cable TV, an informational DVD was produced and mailed to all residents in the Hillside area of the City.

Recent Outreach Efforts

Earlier this year, Fire and Community Development Department staff met to collaborate on the final eighteen-month effort to inform and educate property owners who still need to replace their non-compliant combustible wood roofs.

A summary of the current community outreach approach is described below:

Activity	Status	Date
City-wide Wood Roof Inventory	Complete	March 6, 2012
Develop and Publish Press Release	Complete	April 4, 2012
Send Letter to Property Owners	Complete	April 18, 2012
Send Fire Department DVD to Property Owners	Complete	April 18, 2012
Log- responses from letters	Ongoing	Ongoing
Provide a City Council Update	Scheduled	May 15, 2012
Health and Safety Commission Update	Scheduled	May 21, 2012
Planning Commission Update	Upcoming	June 2012
Heritage Commission Update	Upcoming	June 2012
Meet with Real Estate Agents	Upcoming	July 2012
Meet with Homeowner Groups	Upcoming	July 2012

The City-wide Wood Roof Inventory, referenced above, was conducted in February and March of 2012 and revealed the following:

Description	Total
Total number of single-family residences	5,983*
Total number of non-compliant combustible wood roofs that must be replaced.	215
Total number of permitted Class A Wood Roofs that can remain (1997-2007)	176
Total number of wood roofs	391

* (2007 Census Data)

Resident Feedback

Since compliance letters were sent in mid- April, staff has received approximately 35 telephone calls inquiring about the ordinance. Inquiries range from, "Can you recommend a good roofer?" to, "What happens if I do not comply?"

Staff is logging all of these calls and working to provide accurate and consistent answers in each case. There are two specific questions that have been asked that staff would like to bring to the attention of the City Council.

They are:

1. *Now that the City has a Cultural Heritage Ordinance, will historic buildings be granted an exemption?*

   A. The ordinance, in its current form, does not provide for any exemptions. However, the State Historic Building Code, which the City adopted, provides some latitude if a building is historically significant. Because of this, if a building qualifies as historically significant, and has a non-compliant combustible wood roof, the State Historic Building Code could be applied allowing the replacement to occur utilizing a Class A Wood Roof Assembly. This is a subject that will be discussed with the Cultural Heritage Commission.

2. *Will hardship exemptions or extensions be granted?*

   A. The ordinance does not provide for any hardship exemptions. Staff is researching the possibility of utilizing Community Development Block Grant (CDBG) funds to provide assistance to homeowners that can demonstrate a need.

   B. Staff is currently reaching out to financial institutions such as the Beverly Hills City Employees Credit Union and other local financial institutions seeking special low-interest loan rates for roof replacements.

   C. Staff is exploring the concept of recording a *Substandard Condition Notice* on a parcel, which will provide formal notice to any prospective lender or purchaser of the property. This notice is intended to prompt a roof replacement in the event a property is refinanced or sold.

Conclusion

Over the course of time, 100% of the remaining 215 non-compliant wood roofs will wear out and need to be replaced regardless of any individual or unique circumstances. Therefore, sooner or later, the goal of achieving a safer community will be accomplished.

FISCAL IMPACT

None at this time.

RECOMMENDATION

This is an update to City Council, and staff recommends returning to the City Council in early 2013 with another status update.

Staff will continue to log responses as the community outreach process continues with the intent of developing creative solutions and options that will help accomplish the goal of achieving a safer community.

G for SHK

Susan Healy Keene, AICP

Approved By

Attachment 1

1989, 1993, and 1997 Wood Roof Ordinances

ORDINANCE NO. 89-O-2078

ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING ALL NEW AND REPLACEMENT ROOFING TO BE OF A "CLASS A" FIRE RETARDANT MATERIAL, ALL EXISTING RESIDENTIAL UNITS BE PROVIDED WITH ELECTRICALLY OPERATED SMOKE DETECTOR FIRE PROTECTION, AND AMENDING THE MUNICIPAL CODE

The Council of the City of Beverly Hills does ordain as follows:

Section 1. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Uniform Building Code is hereby amended by amending Section 1210, subsections (b) and (c) of the Uniform Building Code, as adopted and amended by the City, to read as follows:

"(b) Hotel Fire Warning Systems. Every hotel and all occupancies, including guest rooms and corridors, connected therewith, except a Group B, Division 1 Occupancy, shall be provided with smoke detectors throughout and as required by subsection (d) of Section 1807 of this Code. The fire warning system shall be a supervised fire warning system conforming to Article 760 of Part 3 of Title 24 of the California Code of Regulations and shall be a central station system as defined therein.

(c) Existing Buildings.

(1) All Group R existing occupancies shall comply with the requirements set forth in subsection (a) of this Section 1210 no later than October 1, 1990."

Section 2. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Uniform Building Code is hereby amended by amending Section 3202, subsection (b) of the Uniform Building Code, as adopted and amended by the City, to read as follows:

"(b) Fire Retardancy, When Required. Notwithstanding any other requirement of the Beverly Hills Municipal Code, and except as otherwise provided in this Section and in Section 3209 of the Appendix to the Uniform Building Code as adopted and amended by the City, roof coverings shall be fire retardant Class A.

Exception: Ordinary roof coverings as defined in Section 3203(f) of the Uniform Building Code, as adopted and amended by the City, may be used for Group M, Division 1 occupancies of less than five hundred square feet of gross floor area."

Section 3. Section 9-1.203 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Appendix of the Uniform Buildin Code is hereby amended by amending Section 3209 of the Appendix to the Uniform Building Code to read as follows:

"Sec. 3209. All reroofing shall conform to the applicable provisions of Chapter 32 of the Uniform Building Code, as adopted and amended by the City, including requirements regarding fire retardant Class A roof covering.

Exceptions: (1) Ordinary roof coverings as defined in Section 3203(f) of the Uniform Building Code, as adopted and

amended by the City, may be used for Group M, Division 1 occupancies of less than five hundred square feet of gross floor area.

(2) If less than fifty (50) percent of the roof will be re-roofed and less than ten percent of the existing roof is covered with Class A fire retardant roof covering, then the re-roofing may meet the same fire-retardant standard as the existing roof."

Section 4. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Uniform Building Code is hereby amended by deleting subsection (c) of Section 1602 of the Uniform Building Code, as adopted and amended by the City, regarding fire retardant roof coverings and redesignating subsection (d) of that Section as subsection (c).

Section 5. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Uniform Building Code is hereby amended by deleting subsection (c) of Section 1806 of the Uniform Building Code, as adopted and amended by the City, regarding fire retardant roof coverings.

Section 6. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments to the Uniform Building Code is hereby amended by deleting subsection (c) of Setion 1906 of the Uniform Building Code, as adopted and amended by the City.

Section 7. The City Clerk shall cause this ordinance to be published in a newspaper of general circulation, printed and published in the county and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code, shall certify to the adoption and publication of this ordinance, and shall cause this ordinance and her certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 8. This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted October 17, 1989

MAXWELL HILLARY SALTER
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
JEAN M. USHIJIMA
City Clerk

Approved as to form:

GREGORY W. STEPANICICH
City Attorney

Approved as to content:

EDWARD S. KREINS
City Manager

WILLIAM D. DALEY
Fire Chief

Ronald B. Clark
RONALD B. CLARK
City Building Official

wwien23
9/28/89

CITY OF BEVERLY HILLS
CITY COUNCIL
AGENDA STATEMENT

ITEM NO: ~~M-2~~ L-4

MEETING DATE: ~~10/3/89~~ 10/17/89

ITEM TITLE: ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING ALL NEW AND REPLACEMENT ROOFING TO BE OF A "CLASS A" FIRE RESISTIVE MATERIAL, AND THAT ALL EXISTING SINGLE AND DUPLEX RESIDENTIAL HOUSING UNITS BE PROVIDED WITH ELECTRICAL OPERATED SMOKE DETECTOR FIRE PROTECTION.

SUBMITTED BY DEPARTMENT OF: FIRE

CITY MANAGER APPROVAL

The adoption of two additional Fire Safety requirements is recommended which will significantly improve the fire and life safety of the community. They are 1. The requirement for all new and replacement roofing material to be of a "Class 'A' - Resistive to Severe Fire" Underwriters Laboratory (UL) classification and, 2. That electrical, hard-wired smoke detectors be required retroactively to be provided within one (1) year of adoption, in all existing single family and duplex residential housing units that are not presently provided with such protection.

Both the "Class A Roofing Material" and "Smoke Detector" requirement recommendations are pro-active fire safety measures which are at this time very accomplishable given the present technology, materials, devices and type of installation available today.

Often, Fire Code changes follow the occurrence of a major event in a community which causes loss of life and/or major property within the community. This has not been the case in Beverly Hills, but tragic loss of life and major property destruction have occurred in other communities as a result of fires which involved "combustible roofing material" and/or the lack of "smoke detector" protection in residences. These recommendations are made to prevent such future occurrences in our community.

1. WOOD SHAKE ROOFS

The fire danger of wood roofs has been well documented over many years as their combustibility has contributed greatly to the severe fire storms and accompanying tremendous fire losses which seasonally strike Southern California. The requirement for Underwriters Laboratories (UL) "Class A" (Resistive to "Severe" Fire) is recommended to be adopted to replace the existing roofing material minimum standard of "UL Class C" (Resistive to "Light" fire hazard).

Beverly Hills adoption of the Class "A" "UL" requirement which prohibits the Class "B", "C", and unclassified roofing products is recommended to maintain a "Performance Based" Code standard which could not be perceived as being prejudicial or biased against a particular product.

FINANCE ADMINISTRATION CERTIFICATION

FUNDS AVAILABLE	ACCOUNT NUMBER(S)	FINANCE ADMINISTRATOR

SUPPORTING DOCUMENTATION

AGREEMENT.....	___	ENVIRONMENTAL REVIEW NOT REQUIRED..	___
RESOLUTION.....	___	CATEGORICAL EXEMPTION - CLASS: ..	___
ORDINANCE.....	X	NEGATIVE DECLARATION.....	___
PLAT MAP.....	___	ENVIRONMENTAL DOCUMENT ATTACHED....	___
EXHIBITS.....	___	ORIGINATOR'S INITIALS.....	ZMS
OTHER Staff Report	X		

STAFF RECOMMENDATION:

Ordinance be adopted which requires all new and replacement (over 50%) roofing to be of a "UL Class A" Fire resistive material and that all existing single and duplex residential housing units be provided with electrical smoke detector fire protection within one year of adoption.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION:

COUNCIL ACTION:

Introduced 10/3/89
Passed for 2nd reading 10/17/89

Adopted 10.17.89
Ordinance #89-0-2078

Many excellent roofing products are available which afford attractiveness, longevity, and economy, while at the same time provide excellent fire Class "A" protection. The requirement for "UL Class A" materials to be installed as a minimum standard on all new and replacement (over 50%) roofing will significantly improve the fire and life safety of the community.

2. SMOKE DETECTORS

It is recommended that electrical, hardwire fire smoke detectors be required to be installed within one year of adoption in all existing single and duplex residences which are not presently required by current codes to have smoke detector protection.

Smoke Detectors have proven to be a necessary, important life saving fire warning device which should be required to be installed in every residence. The National Fire Protection AGency has for several years estimated that over 75% of American residences now have smoke detector installations as a result of Code requirements or voluntary installation.

Smoke Detectors have been well accepted by the public as being important to residential fire safety. It is known that the great majority of Beverly Hills residences have installed them, and it is believed that the number may exceed 90%. Smoke Detectors are now readily available and affordable and it is justified at this time to require their installation in all residences for the life safety of our community.

ORDINANCE NO. 93-O-2172

AN ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING ALL ROOF COVERINGS TO BE OF A "CLASS A" FIRE RETARDANT MATERIAL AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Upon adopting the 1994 Edition of the Uniform Building Code as amended by the California Building Code, the City shall change or modify certain provisions of that Code regarding roof coverings to provide that no later than July 1, 2013, all roof coverings shall be of a "Class A" fire retardant material, as classified in Section 3204 of the Uniform Building Code, as adopted and amended by the City of Beverly Hills.

Pursuant to Sections 17958.5 and 17958.7(a) of the California Health and Safety Code, and for the reasons set forth in Section 3 of this Ordinance, the governing body of the City of Beverly Hills has determined and finds that the foregoing changes or modifications to the Uniform Building Code are needed and are reasonably necessary because of local climatic, geographic, and topographic conditions.

Section 2. Section 9-1.202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the Uniform Building Code is hereby amended to read as follows:

Section 3203 of the Uniform Building Code is amended to read as follows:

Sec. 3203. Roof Covering Requirement.

Except as otherwise provided in this Section and in Section 3209 of the Appendix to the Uniform Building Code as adopted and amended by the City, roof coverings shall be fire retardant Class A, as classified in Section 3204.

EXCEPTION:

(1) Group M, Division 1 occupancies of less than five hundred square feet of gross floor area may be covered by roofs as required by Table No. 32-A and as classified in Section 3204.

(2) Roof additions of less than five hundred square feet may be installed with a roof covering that meets the same fire retardant standard as the existing roof.

Chapter 32 of the Uniform Building Code is amended to add a new Section 3203.5 to read as follows:

Sec. 3203.5. Class A Roof Covering Requirement.

Notwithstanding any other requirement of the Beverly Hills Municipal Code, no later than July 1, 2013, all roof coverings in the City of Beverly Hills shall be fire retardant Class A, as classified in Section 3204.

Section 3. Changes and modifications to the Uniform Building Code, whether previously enacted or contained in this Ordinance, are reasonably necessary because of local climatic, geological and topographical conditions.

In particular, the instant modifications to the Uniform Building Code are reasonably necessary because of the local climate which is characterized by hot dry summers, followed by strong Santa Ana winds and winter rains which make structures particularly vulnerable to rapidly spreading, wind-driven fires and earth movement.

Geographically, the City is located in Southern California in Los Angeles County. Much of the City is located among steeply sloping, hilly areas which can create hazardous building and fire conditions. Furthermore, the City is located near and over historic and active earthquake faults which require that special safety precautions be taken against earth movement and resulting fire hazards. Finally, the City's zoning ordinances promote the preservation of natural canyon shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Thus, structures located in the City require additional protection against ignition from flying embers.

These local climatic, geological and topographical conditions affect the acceleration, intensity and size of fires in the community. Times of little or no rainfall, of low humidity, and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one another. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and can create a blow torch effect, in addition to preventing "natural" ventilation and cross-ventilation efforts.

The fire danger of wood shake and shingle roofs and exterior wall coverings has been well-documented. This danger is exacerbated by the local climactic, geological and topographical conditions described above. Therefore, because the City Council wishes to reduce the potential threat of fire damage within the City, the City Council finds that it is reasonably necessary to change or modify the Uniform Building Code as amended by the California Building Code in order to mitigate the effects of the above conditions.

Section 4. The City Clerk shall cause this Ordinance to be published in a newspaper of general circulation

printed in the County and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the California Government Code, and shall cause this Ordinance and its certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 5. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: June 22, 1993

MAXWELL HILLARY SALTER
Mayor of the City of
Beverly Hills, California

ATTEST:

(SEAL)
JEAN M. USHIJIMA
City Clerk

Approved as to form:

GREGORY W. STEPANICICH
City Attorney

Approved as to content:

MARK SCOTT
City Manager

WILLIAM M. DALEY
Fire Chief

RONALD B. CLARK
Director of Building and
Safety

CITY OF BEVERLY HILLS
CITY COUNCIL
AGENDA STATEMENT

TITLE: AN ORDINANCE OF THE CITY OF BEVERLY HILLS REQUIRING ALL ROOF COVERINGS TO BE OF A "CLASS "A" FIRE RETARDANT MATERIAL AND AMENDING TITLE 9 OF THE BEVERLY HILLS MUNICIPAL CODE

SUBMITTING DEPARTMENT: Fire

ATTACHMENTS: Ordinance

STAFF RECOMMENDATION: Staff Recommends Adoption of the Ordinance.

MS
CITY MANAGER APPROVAL

INTRODUCTION

It is recommended for the Fire and Life Safety of the community adoption of a requirement for all existing combustible roofing to be replaced with "Class 'A' - Resistive to Severe Fire" Underwriter's Laboratory (UL) classification no later than July 1, 2013.

BACKGROUND

Often Fire Code changes follow the occurrence of a major event which causes loss of life and/or major property within the community. This has not been the case in Beverly Hills, but tragic loss of life and major property destruction has often occurred in other communities as a result of fire which involved combustible roofing material.

The fire danger of wood roofs has been well documented over many years as their combustibility has contributed greatly to the severe fire storms and accompanying tremendous fire losses which seasonally occur in California.

For these reasons, the Beverly Hills City Council has in the past adopted various pro-active fire resistive roofing requirements,

and in 1989 adopted the requirement that all new and replacement roofing material be of a "Class 'A' - Resistive to Severe Fire UL" Classification.

It is recognized that there still exits within the community a significant number of residential buildings with combustible wood shake and shingle roofs which were built or re-roofed prior to the adoption of the 1989 "Class'A' Roofing Material" requirement.

These existing structures with combustible roofs during periods of high fire hazard (hot, dry, Santa Ana wind conditions) are extremely vulnerable to fire and add greatly to the potential for conflagration.

The recommended requirement for all existing combustible roofing to be replaced with "Class A" roofing material no later than July 1, 2013, provides over a 20 year amortization of investment period. It actually provides a replacement period of twenty-four (24) years since the adoption of the "Class 'A' Roofing" requirement in 1989 and thirty-three (33) years since the adoption of the "Class 'C' minimum standard, City-wide Roofing" requirement in 1981.

The twenty (20) year amortization period is from the effective date of the Ordinance and is anticipated to well exceed the life expectancy of both of the "non-rated" combustible roofing and "Class C" rated - Resistive to Light Fire Hazard" roofing material remaining in Beverly Hills.

Adoption of the 20 year replacement period of existing combustible roofing material is recommended to significantly reduce the potential for roof fires and conflagration which could cause devastating fire losses within the community.

FINANCIAL ANALYSIS

No financial impact is anticipated.

RECOMMENDATION

It is recommended that the Ordinance be adopted which requires all roof coverings to be of a "Class A" Fire Retardant Material no later than July 1, 2013.

ORDINANCE NO. 07-0-2520

AN ORDINANCE OF THE CITY OF BEVERLY HILLS PROHIBITING WOOD ROOF COVERINGS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 1503 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code is hereby amended as follows:

"Sec. 1503 Roofing Requirement.

Except as otherwise provided in this Section and in Section 1514 of the Appendices to the California Building Code as adopted and amended by the City, roof coverings or roof assemblies on any structure regulated by this Code shall be a fire-retardant roof covering or roof assembly that is listed as a Class A roofing assembly, meeting UBC Standard 15-2. No wood shall be used as a roof covering material. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

EXCEPTION:

(1) Roof repairs of less than 10 percent of the total roof area on existing structures in any one year period may be repaired with a roof covering that meets the same fire retardant standard as the existing roof."

Section 2. Section 1503.1, 1503.2, 1503.3 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code are hereby deleted.

Section 3. Section 1504.1 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code is hereby amended as follows:

"Sec. 1504.1 Fire-Retardant Roofing. Fire-retardant roofs are roofing assemblies complying with UBC Standard 15-2 and listed as Class A roofs. No wood shall be used as a roof covering material."

Section 4. Health and Safety Code Findings. Pursuant to Health & Safety Code Section 17958.5, the City may make modifications to the California Building Code that are reasonably necessary because of local climatic, geological and topographical conditions. In particular, the modifications to the Building Code as set forth herein are reasonably necessary because of the local climate which is characterized by hot dry summers, followed by strong Santa Ana winds which make structures particularly vulnerable to rapidly spreading, wind-driven fires. Geographically, the City is located in Southern California in Los Angeles County. Much of the City is located among steeply sloping, hilly areas, which can create hazardous building and fire conditions. Furthermore, the City is located near and over historic and active earthquake faults, which require that special safety precautions be taken against earth movement and resulting fire hazards. Finally, the city's zoning ordinances promote the preservation of natural canyon shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Thus structures located in the City require additional protection against ignition from flying embers.

These local climatic, geological and topographical conditions affect the acceleration, intensity and size of fires in the community. Times of little or no rainfall, of low humidity, and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one other. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect in addition to preventing "natural" ventilation and cross-ventilation efforts.

The fire danger of wood shake and shingle roofs has been well documented. Specifically, on April 12, 2007, a two-acre brush fire began in neighboring City of Los Angeles in the Franklin Canyon area. High wind, in excess of 50 miles per hour, drove the fire through the dry brush with lightning speed. The wind driven embers spread throughout the community and ignited the roofs of three large homes in the City of Beverly Hills near Beverly Drive and Hillcrest Drive causing extensive damage to two of them and moderate damage to the other. Although none of the burned homes were threatened directly by the fire that began in Franklin Canyon, the three homes were clad with wood shake roofs allowing the wind driven embers to embed and ignite the homes causing extensive damage. The fire ultimately expanded to 15 acres and the cause of the fire was determined to be wires downed in the wind that ignited the brush. As stated above, the local climactic, geological and topographical conditions exacerbate this fire danger. Therefore, because the City Council wishes to reduce the potential threat of fire damage within the City, the City Council finds that it is reasonably necessary to change and modify the Uniform Building Code as amended by the California Building Code in order to mitigate the effects of the above conditions.

Section 5. CEQA Findings. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 6. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 7. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 8. **Effective Date**. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted: July 10, 2007
Effective: August 10, 2007

JIMMY DELSHAD
Mayor of the City of Beverly Hills, California

ATTEST:

(SEAL)

BYRON POPE
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

RODERICK J. WOOD
City Manager

VINCE BERTONI
Director of Community Development

John Kamp Jr. for Dale Geldert
DALE GELDERT
Fire Chief

ORDINANCE NO. 07-0-2517

AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS PROHIBITING WOOD ROOF COVERINGS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 1503 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code is hereby amended as follows:

"Sec. 1503 Roofing Requirement.

Except as otherwise provided in this Section and in Section 1514 of the Appendices to the California Building Code as adopted and amended by the City, roof coverings or roof assemblies on any structure regulated by this Code shall be a fire-retardant roof covering or roof assembly that is listed as a Class A roofing assembly, meeting UBC Standard 15-2. No wood shall be used as a roof covering material. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

EXCEPTION:

(1) Roof repairs of less than 10 percent of the total roof area on existing structures in any one year period may be repaired with a roof covering that meets the same fire retardant standard as the existing roof."

Section 2. Section 1503.1, 1503.2, 1503.3 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code are hereby deleted.

Section 3. Section 1504.1 of the California Building Code as set forth in Section 9-1-202 of Article 2 of Chapter 1 of Title 9 of the Beverly Hills Municipal Code regarding amendments and additions to the California Building Code is hereby amended as follows:

"Sec. 1504.1 Fire-Retardant Roofing. Fire-retardant roofs are roofing assemblies complying with UBC Standard 15-2 and listed as Class A roofs. No wood shall be used as a roof covering material."

Section 4. Health and Safety Code Findings. Pursuant to Health & Safety Code Section 17958.5, the City may make modifications to the California Building Code that are reasonably necessary because of local climatic, geological and topographical conditions. In particular, the modifications to the Building Code as set forth herein are reasonably necessary because of the local climate which is characterized by hot dry summers, followed by strong Santa Ana winds which make structures particularly vulnerable to rapidly spreading, wind-driven fires. Geographically, the City is located in Southern California in Los Angeles County. Much of the City is located among steeply sloping, hilly areas, which can create hazardous building and fire conditions. Furthermore, the City is located near and over historic and active earthquake faults, which require that special safety precautions be taken against earth movement and resulting fire hazards. Finally, the city's zoning ordinances promote the preservation of natural canyon shrubbery in addition to a great deal of landscaping. Canyon fires and other brush fires are a frequent and natural part of the Southern California ecosystem. Thus structures located in the City require additional protection against ignition from flying embers.

These local climatic, geological and topographical conditions affect the acceleration, intensity and size of fires in the community. Times of little or no rainfall, of low humidity, and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area can have a tremendous impact upon structure fires of buildings in close proximity to one other. During wood shake and shingle roof fires, or exposure fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect in addition to preventing "natural" ventilation and cross-ventilation efforts.

The fire danger of wood shake and shingle roofs has been well documented. Specifically, on April 12, 2007, a two-acre brush fire began in neighboring City of Los Angeles in the Franklin Canyon area. High wind, in excess of 50 miles per hour, drove the fire through the dry brush with lightning speed. The wind driven embers spread throughout the community and ignited the roofs of three large homes in the City of Beverly Hills near Beverly Drive and Hillcrest Drive causing extensive damage to two of them and moderate damage to the other. Although none of the burned homes were threatened directly by the fire that began in Franklin Canyon, the three homes were clad with wood shake roofs allowing the wind driven embers to embed and ignite the homes causing extensive damage. The fire ultimately expanded to 15 acres and the cause of the fire was determined to be wires downed in the wind that ignited the brush. As stated above, the local climactic, geological and topographical conditions exacerbate this fire danger. Therefore, because the City Council wishes to reduce the potential threat of fire damage within the City, the City Council finds that it is reasonably necessary to change and

modify the Uniform Building Code as amended by the California Building Code in order to mitigate the effects of the above conditions.

Section 5. Urgency Findings. This Ordinance is an urgency ordinance for the immediate preservation of the public health, safety and welfare. Consequently, this Ordinance will be passed immediately upon its introduction and will become effective on June 19, 2007. As described more fully in Section 4 of this Ordinance, wood shake and wood shingle roofs constitute a fire danger. In the last two months, there have been four brush fires in Los Angeles County (Griffith Park, Universal City, Catalina Island and Beverly Fire), which have been exacerbated by the region's climatic, geographical and topographical conditions of dry climate, little or no rainfall, low humidity and high temperatures. One of these fires, although started in the hills of the City of Los Angeles (Franklin Canyon), caused substantial damage to three homes in the City of Beverly Hills due to wind driven embers that ignited the wood shake roofs of those homes. As the City prepares to move into the dry summer months, and as is construction and remodeling continues to remain strong in the City, the City Council finds that is necessary for the public health, safety and welfare, that wood roof coverings be prohibited. Wood roof coverings allow embers to embed and ignite structures and also could serve as a catalyst for the ignition of neighboring structures. Such fires could spread rapidly and cause extensive damage to both property and life. If this Ordinance does not become effective immediately, but instead becomes effective thirty days after its second reading, then there is a risk that newly constructed or remodeled structures could include wood roof coverings and due to this year's severe fire season, life and property, especially in the City's hillsides, could be at risk from fire hazards. Therefore, this Ordinance is necessary for the immediate preservation of the public peace, health, safety and welfare and its urgency is hereby declared.

Section 6. CEQA Findings. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction and, in fact, imposes greater restrictions on certain development in order to protect the public health, safety and general welfare. The Ordinance is therefore exempt from the environmental review requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 8. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 9. Effective Date. This Ordinance shall take effect immediately upon its adoption.

Adopted: June 19, 2007
Effective: June 19, 2007

JIMMY DELSHAD
Mayor of the City of Beverly Hills, California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

RODERICK J. WOOD
City Manager

VINCE BERTONI
Director of Community Development

John Kang Jr. for Dale Geldert
DALE GELDERT
Fire Chief

AGENDA REPORT

Meeting Date: June 19, 2007

Item Number:

To: Honorable Mayor & City Council

From: Sam Lee, Plan Review Manager

Greg Barton, Deputy Fire Marshal

Subject: AN URGENCY ORDINANCE OF THE CITY OF BEVERLY HILLS PROHIBITING WOOD ROOF COVERINGS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF

AN ORDINANCE OF THE CITY OF BEVERLY HILLS PROHIBITING WOOD ROOF COVERINGS AND AMENDING THE BEVERLY HILLS MUNICIPAL CODE

Attachments:

1. Proposed Urgency Ordinance
2. Proposed Ordinance

RECOMMENDATION

Staff respectfully recommends that the City Council take the following two actions in order to prohibit the use of wood as a roof covering for all newly constructed and remodeled structures:

1. Adopt the proposed urgency Ordinance
2. To set a public hearing date for the regular Ordinance

INTRODUCTION

The principal goal of these ordinances is to reduce the risk of homes and other structures from being destroyed in a wildfire. Beverly Hills' inclement climate, seasonal Santa Ana winds, and topography put it at extreme fire risk. The first ordinance is an

urgency one which will become effective immediately and the second one is a regular ordinance which needs to be set for a public hearing.

The urgency Ordinance is necessary for the immediate preservation of the public health, safety and welfare. If this Ordinance does not become effective immediately, but instead becomes effective thirty days after its second reading, then there is a risk that newly constructed or remodeled structures could include wood roof coverings and due to this year's severe fire season, the City's risk from fire hazard could be increased. Therefore, this Ordinance is necessary for the immediate preservation of the public safety and welfare.

DISCUSSION

The City of Beverly Hills has required all new roofs to meet class A assembly standard for the past 18 years (since 1989). A class A roof assembly is achieved by building a roofing system that includes not only the roof covering, but also the roof deck, substrate, and underlayment. The roofing system is tested and approved to achieve a class A, B or C assembly rating (class A being the best). Prior to 1989, non-rated wood roofs were permitted in the City. Below is a brief chronological history of City's wood roofing requirements:

Date	Summary
Prior to 1989	Non-rated wood roofs were allowed.
1989	All new roofs must meet class A assembly standard. No wood roof that met the class A assembly standard existed.
1993	All roof coverings in the City shall be fire retardant class A by year 2013. No wood roof that met the class A assembly standard existed.
1997	For the first time, a wood roof was approved as a class A assembly. Prior to this date, class B assembly was the highest possible.
2007	Three homes in the City with non-rated wood roofs caught on fire during the Franklin Canyon fire.

With the class A assembly, buildings are assured that the roofing system is effective against severe fire test exposure and that roofing membranes are constructed to prevent fires from penetrating into the structure. In 1997, in order to receive a class A rating, a wood roof company built a class B roof over a solid fire protected deck and was able to past the test. Even with the class A rating, fire specialists are in disagreement on the safety of wood roofs. They agree that class A wood roofs will protect fires from penetrating into the structure itself, but the hazard of the roofing material catching on fire and becoming a flying burning brand which contributes to spread of fire down wind is a major concern. In addition, when the Fire department is attempting to control the fire and assessing potential hazards, there is no way for them to know which wood roofs are class A and which are non-rated.

Over the last decade there have been many catastrophic wildland fires that have damaged or destroyed thousands of homes in southern California and throughout the

nation. Between 1994 -1998, there was an average of 4,200 wood shingle fires per year (NFPA, 2001). In the last few months, there have been four brush fires in Los Angeles County (Griffith Park, Universal City, Catalina Island and Beverly Fire), which have been exacerbated by the region's climatic and topographical conditions of dry climate, little or no rainfall, low humidity and high temperatures. One of these fires occurred on April 12, 2007 in Beverly Hills. Although the fire started in the hills of neighboring City of Los Angeles (in the Franklin Canyon area), wind driven embers caused three Beverly Hills homes, clad with non-rated wood shake roofs, to catch on fire and cause extensive damage to two homes and moderate damage to the other.

FISCAL IMPACT

None.

Vince Bertoni
Approved By

Dale T. Geldert FOR
Approved By

Attachment 2

Letters to Property Owners

David Yelton, Plan Review and Building Inspection Manager
Community Development Department, Building and Safety Division

April 18, 2012

City of Beverly Hills Property Owner
609 Alpine Drive
Beverly Hills, CA 90210

Re: City Ordinance Requires Replacement of All Non-Fire Retardant Class A Wood Roofs By July 1, 2013

Dear Property Owner:

The City of Beverly Hills has identified your property as having one or more structures with a wood roof covering. After a thorough review of City records, it could not be determined whether the roofing material meets the minimum fire-retardant specifications.

The City has passed a series of ordinances* requiring all wood roofs that are not Fire Retardant Class A to be replaced with non-wood material by no later than July 1, 2013. The new roofing material must comply with the standards set forth in the Beverly Hills Municipal Code and the California Building Code. A roofing permit and inspection is required.

Please contact a qualified roofing consultant to verify whether your wood roof covering complies with the City's ordinance. If the roof meets the minimum standards for a Fire Retardant Class A material, no further action is required. If the roofing material does not meet these minimum standards, the roof must be replaced with non-wood material by July 1, 2013.

After your roof has been inspected by a qualified roofing consultant, please complete the enclosed Roof Verification/Replacement and Declaration form and return it to the City of Beverly Hills in the stamped return envelope provided.

In order to assist property owners and their contractors, the City's Building and Safety Division is committed to expediting all roofing permit applications. A designated City Building Inspector is available to respond to any questions. For further information, please contact Building Inspector Ron Otamura at (310) 285-1159.

*The relevant ordinances are No. 89-O-2078 passed in 1989, No. 93-O-21072 passed in 1993 and No. 07-O-2520 passed in 2007. The 2007 ordinance was passed after three homes with wood roofs were damaged from a wind-driven brush fire that lodged flying embers in the wood shingles. More information about the roofing ordinances is available on the City's website, www.beverlyhills.org/woodroof.

Sincerely,

David Yelton

Enclosures:
1. CD Roof Ordinance Public Service Announcement
2. Roof Declaration Signature Document with Return Envelope

Roof Verification/Replacement Acknowledgement and Declaration

The Community Development Department - Building and Safety Division of the City of Beverly Hills has identified your property as having one or more building structures with a wood roof covering. After a thorough review of City records it could not be determined if the wood roof covering on your building structure meets the minimum requirement of a Class A, fire retardant material. The address of your property is as follows:

609 Alpine Drive
Beverly Hills, CA 90210

As the property owner I acknowledge receipt of this notice and understand that is my responsibility to comply with City of Beverly Hills Ordinance No. 89-O-2078 as a minimum compliance standard for all existing roof coverings. All new roofs shall comply with Beverly Hills Ordinance No. 07-O-2520, which requires all roofs to have a Class A, fire-retardant non-wood roof covering. I agree that any building structures on my property having a wood roof that is not classified as Class A fire retardant will be removed and replaced with a fire-retardant roof covering that is at least a Class A non-wood type of roof covering by July 1, 2013. The re-roof covering must comply with the standards set forth in the Beverly Hills Municipal Code and the California Building Code. A Building Roofing Permit and Inspection is required.

Please complete the Roof Verification/Replacement Acknowledgement and Declaration by May 31, 2012 and return it to the City of Beverly Hills, Community Development Department, Building and Safety Division using the stamped self-addressed return envelope provided.

Acknowledgement:

☐ The wood roof covering on all building structures were inspected and verified to be compliant with Beverly Hills Ordinance No. 89-O-2078 as a Class A Fire Resistive material.

☐The wood roof covering on all building structures were inspected and verified **not** to comply with Beverly Hills Ordinance No. 89-O-2078 as a Class A Fire Resistive material.

City *of* Beverly Hills 455 N. Rexford Drive Beverly Hills, California 90210 *t*(310) 285-1141 *f*(310) 273-0972 BeverlyHills.*org*

Roof Consultant Business Name: _____

Roof Consultant's State License No.: _____

Signature of Roof Consultant Who Performed the Verification: _____

Print Name: _____

Date: _____

Roof Consultant Contact Information:

Phone: _____

E-mail: _____

Property Owner Signature: _____

Print Name: _____

Mailing address if other than this property: _____

Date: _____

Property Owner Contact Information:

Phone: _____

E-mail: _____

If for any reason you believe that your wood roof has been identified in error, please provide a detailed explanation in the space provided below:

_____

_____

_____

_____

City *of* Beverly Hills 455 N. Rexford Drive Beverly Hills, California 90210 *t*(310) 285-1141 *f*(310) 273-0972 BeverlyHills.*org*

David Yelton, Plan Review and Building Inspection Manager
Community Development Department, Building and Safety Division

April 18, 2012

City of Beverly Hills Property Owner
922 Alpine Drive
Beverly Hills, CA 90210

Re: City Ordinance Requires Replacement of All Non-Fire Retardant Class A Wood Roofs by July 1, 2013

Dear Property Owner:

The City of Beverly Hills has identified your property as having one or more structures with a wood roof covering that does not meet minimum, fire-retardant specifications.

The City has passed a series of ordinances* requiring all wood roofs that are not Fire Retardant Class A to be replaced with non-wood material by no later than July 1, 2013. The new roofing material must comply with the standards set forth in the Beverly Hills Municipal Code and the California Building Code. A roofing permit and inspection is required.

In order to assist property owners and their contractors, the City's Building and Safety Division is committed to expediting all roofing permit applications. A designated City building inspector is available to respond to any questions. For further information, please contact Building Inspector Ron Otamura at (310) 285-1159.

*The relevant ordinances are No. 89-O-2078 passed in 1989, No. 93-O-21072 passed in 1993 and No. 07-O-2520 passed in 2007. The 2007 ordinance was passed after three homes with wood roofs were damaged from a wind-driven brush fire that lodged flying embers in the wood shingles. More information about the roofing ordinances is available on the City's website, www.beverlyhills.org/woodroof.

Sincerely,

D. Yelton

David Yelton

Enclosures: 1. CD Roof Ordinance Public Service Announcement
2. Roof Declaration Signature Document with Return Envelope

Roof Replacement Acknowledgement and Declaration

The Community Development Department - Building and Safety Division of the City of Beverly Hills has identified your property as having one or more building structures with a wood roof covering. The address of your property is as follows:

922 Alpine Drive
Beverly Hills, CA 90210

As the property owner I acknowledge receipt of this notice and understand that is my responsibility to comply with the City of Beverly Hills Ordinance No. 07-O-2520, which requires all roofs to have a Class A fire-retardant non-wood roof covering. I agree that any building structures on my property having a wood roof that is not classified as Class A fire retardant will be removed and replaced with a fire-retardant roof covering that is at least a Class A non-wood type of roof covering by July 1, 2013. The recovering must comply with the standards set forth in the Beverly Hills Municipal Code and the California Building Code. A Building Roofing Permit and Inspection is required.

Please complete the Roof Replacement Acknowledgement and Declaration by May 31, 2012 and return it to the City of Beverly Hills, Community Development Department, Building and Safety Division using the stamped self-addressed return envelope provided.

Acknowledgement:

Property Owner's Signature: _____

Print Name: _____

Mailing address if other than this property: _____

Date: _____

Property Owner Contact Information:

Phone: _____ E-mail _____

If for any reason you believe that your wood roof has been identified in error, please provide a detailed explanation in the space provided below:

_____

_____

_____

Attachment 3

April 2012 Press Releases

For Immediate Release
April 4, 2012
Contact: Therese Kosterman
(310) 285-2456

Deadline Approaches for Replacing Wood Roofs

Residents Warned Against Roofing Companies That Claim City Endorsement

Beverly Hills, CA – On July 1, 2013, just 15-months from now, all roof coverings in Beverly Hills must meet Class A fire retardant standards. Owners of homes and buildings covered with wood roofs are urged to begin the process of replacing their roofs in order to meet the deadline.

Contrary to information that some residents and businesses have received, the City has NOT certified or approved any roofing companies to replace these roofs. Home and business owners should carefully select a qualified roofing contractor to perform this work.

Two decades ago, the City of Beverly Hills enacted an ordinance requiring all new roofs to be fire-retardant or to have Class A roof assemblies. A dry climate, seasonal winds and topography make the City vulnerable to devastating brush fires, and the ordinance was designed to protect the lives and property of Beverly Hills residents.

In 2007, a brush fire ripped through Franklin Canyon and sent flying embers to nest in the wood rooftops of three Beverly Hills homes, which suffered significant damage. Following the fire the City added specific requirements prohibiting any wood roof coverings in the city.

For more information about the roofing ordinance, go to the City's website, www.beverlyhills.org/woodroof or call the Division of Building and Safety Department at (310) 285-1141 or the Fire Department at (310) 281-2700.

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