



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: November 13, 2012

To: Honorable Mayor & City Council

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

Subject: Wood Roof Replacement Ordinance Update

Attachments:

1. June 7, 2012 Wood Roof Replacement Ordinance to City Council
2. Wood Roof Map
3. Community Meeting Questions/Answers
4. City of Burbank Wood Roof Flier
5. Fire Resistive Spray Data Sheet (Product Example)
6. Community Development Block Grant 2012 Income Limits

INTRODUCTION

This is a follow-up report responding to direction given by the City Council at the June 7, 2012 Study Session, when staff provided a status report on the Wood Roof Replacement Ordinance enacted in 1993.

The City Council directed staff to return in the near future to report on the following:

1. Feedback from the Community Outreach efforts,
2. A survey of other cities having similar geographic/climatic conditions as Beverly Hills, and whether these cities have comparable wood roof replacement ordinances, and
3. Options for the City Council to consider that balance the community's safety needs along with impacted resident needs.

BACKGROUND

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.

In 2007, when the Franklin Canyon fire occurred 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.

The wood roof ordinances have been very effective in making the community much safer from a fire safety standpoint. Since the various ordinances have been in effect, the majority of wood roofs have been replaced, leaving only 215 non-compliant wood roofs (Attachment 2).

The City-wide Wood Roof Inventory

(Roof data as of June 7, 2012)

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

* (2007 Census Data)

1. Community Outreach

The following community outreach efforts have occurred since the last update to the City Council:

Activity	Date
Cultural Heritage Commission Update	June 13, 2012
Planning Commission Update	June 14, 2012
Homeowner's Group Meeting	September 19, 2012
Real Estate Professionals Meeting	September 19, 2012
City Webpage Re. Community Q&A Updated	October 24, 2012

The Homeowner's Group Meeting was a public meeting held at City Hall on September 19, 2012. Staff mailed 275 invitations to all residents with homes that have wood roofs and all real estate offices in the City. The seventy (70) individuals who attended were encouraged to provide their feedback in response to the City's wood roof replacement ordinance.

During this ninety-minute meeting, the wood roof replacement ordinance was reviewed and numerous questions were answered by staff. Various concerns and questions included replacement costs, and risk hazard vs. cost benefits, particularly in areas outside the High Fire Hazard Severity Zone (hillside generally north of Sunset Blvd.).

Detailed notes were taken, and the attached *Community Meeting Q&A* was developed at the suggestion of the community and in response to the questions raised in the meeting (Attachment 3). Staff agreed to post this information on the City's website and did on October 24, 2012.

2. City Surveys

Six (6) cities surrounding Beverly Hills were surveyed, and Burbank is the only city that has a replacement compliance date similar to Beverly Hills. Burbank's wood roof ordinance required all wood roofs in the High Fire Hazard Severity Zone (HFHSZ) to be replaced with Class A Non-Wood roof coverings by August 14, 2005, and all other areas of the city to be replaced by August 14, 2014. Of note, Burbank's ordinance was recently modified, allowing two more years to replace exposed wood roofs in areas outside of their Fire Zone and eight years for wood roofs that were reroofed with other materials (Attachment 4).

Los Angeles and Glendale have wood roof ordinances allowing combustible wood roof coverings to remain until time of replacement. The other cities surveyed allow wood roofs in accordance with their locally adopted codes.

The following table represents a survey conducted of surrounding and nearby cities having similar geographic/climatic conditions as Beverly Hills:

SURROUNDING CITY SURVEY: COMPARABLE WOOD ROOF ORDINANCES		
CITIES SURVEYED	Local Ordinance Regulation	
	WOOD ROOF BAN	MANDATORY WOOD ROOF REPLACEMENT DATE
Beverly Hills	Yes	Enacted 1989 Amended 1993 Amended 2007 Compliance by: July 1, 2013
Burbank	Yes	Enacted 1992 Amended 2012 Compliance by: August 14, 2005 (High Fire Zones) August 14, 2014 (all other areas of the city) August 14, 2020 (replace recovered roofs)
Los Angeles	Yes	No
Glendale	Yes	No
Santa Monica	No	No
Malibu	No	No
West Hollywood	No	No

3. Options raised by the public for consideration

Over the course of the last eight months, staff received a number of different suggestions and options from the public as to how the ordinance might be modified. These suggestions and options are summarized and included in a table found in the "Recommendation" section below.

An option raised by the public on several occasions was to allow wood roofs to remain as long as an approved fire resistive spray coating was applied. Staff explored this option and does not consider it an equivalent to a Class A Roof replacement, however, does consider it an interim

solution should the compliance date be extended. Any spray-on coating will need to be applied by qualified contractors and reapplied based on manufacturer's specifications (Attachment 5).

FISCAL IMPACT

Staff resources are necessary to administer, oversee, and enforce compliance of the wood roof program. Administration of this program requires a portion of an employee's time. However, this time commitment will diminish as wood roofs are replaced and compliance is achieved.

One of the community suggestions was to provide economic relief. Staff has explored grant funding and other forms of economic relief. Specific grant funds for this purpose are not available at this time. However, the City has unallocated Community Development Block Grant (CDBG) funds, which could be made available for this purpose. Staff has made an application with the Los Angeles County Community Development Commission to earmark \$135,000 of this year's unallocated funds for roof fire hazard mitigation. If approved, CDBG grant funds will become available for income qualified households (Attachment 6).

RECOMMENDATION

Balancing the overarching community fire safety needs along with the needs of property owners who have expressed various concerns over replacing their roofs by July 1, 2013, staff recommends modifying the Wood Roof Ordinance as follows:

WOOD ROOF OPTIONS			
OPTIONS	DESCRIPTION OF OPTIONS	STAFF RECOMMENDS	
		YES	NO
1	Amend Ordinance	X	
2	Exemption Allowing Fire Retardant Spray Application	X	
3	Require Qualified Contractor to Apply Fire Retardant Spray	X	
4	Allow Class A Wood for Listed Historic Properties	X	
5	Require Replacement Upon Sale or Transfer of Property	X	
6	Defer Roof Replacement if Renovation Plans are in Plan Check	X	
7	Defer Roof Replacement if Plans are Submitted to Demolish	X	
8	Limit Wood Roof Repairs to Maximum 5% Over 12 Month Period	X	
9	Provided Economic Assistance to Replace/Spray Roofs (CDBG Funding)	X	
10	Extend Ordinance Replacement Date		X
11	Eliminate Ordinance Replacement Date		X
12	Financial Hardship Exemption		X
13	Apply Requirements Only to High Fire Hazard Severity Zone		X
14	Allow Fire Sprinkler /Alarm Substitute for Wood Roof Replacement		X
15	Provide Relocation Expenses During Roof Replacement		X

Staff recommends modifying the ordinance; however, a change in the compliance date is not recommended. Instead, it is recommended that exemptions be granted for individuals who agree to apply, maintain and reapply an approved spray-on fire resistive coating per the manufacturer's

specifications. Staff recommends this exemption not be allowed to extend beyond ten years. After ten years, no further exemptions would be granted, and a Class A Roof non-wood will need to be installed.

Furthermore, providing economic assistance for qualifying property owners through the use of Community Development Block Grant funding for roof fire hazard mitigation is also recommended.

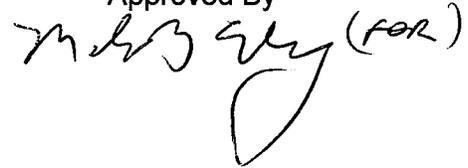
Susan Healy Keene, AICP
Director of Community Development

Approved By



Timothy J. Scranton, Fire Chief

Approved By



Attachment 1

**June 7, 2012 Wood Roof Replacement
Ordinance to Council (Staff Report)**



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: June 7, 2012

To: Honorable Mayor & City Council

From: David Yelton, Plan Review and Inspection Manager *DY*
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.

Meeting Date: May 15, 2012

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 <u>non-rated</u> 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

Meeting Date: May 15, 2012

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.

Meeting Date: May 15, 2012

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.

GH for SHK

Susan Healy Keene, AICP

Approved By

ORDINANCE NO. 89-0-2078

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."

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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 Building 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

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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 Section 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

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Ronald B. Clark

RONALD B. CLARK
City Building Official

wien23
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
[Signature]

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..... <i>ZMS</i>
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



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 AN DUPLEX RESIDENTIAL HOUSING UNITS BE PROVIDED WITH ELECTRICAL OPERATED SMOKE DETECTOR FIRE PROTECTION.

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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.

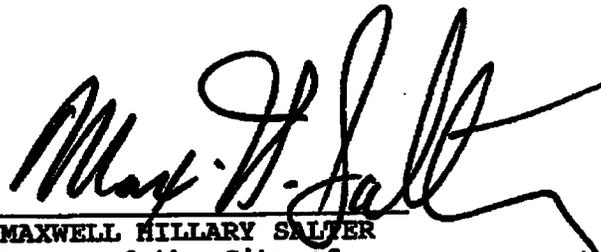
The fire danger of wood shake and shingle roofs and exterior wall coverings has been well-documented. This danger is exacerbated by the local climatic, geological and topographical conditions described above. Therefore, because the City Council wishes to reduce the potential threat of fire damage within 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.

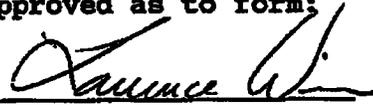
Adopted: June 22, 1993


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

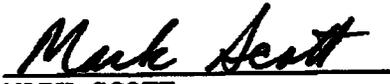
ATTEST:

 (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**

ITEM NO: H-4 C-1
MEETING DATE: 6/22/13
PAGE 1 OF 3

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 exists 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 climatic, 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.

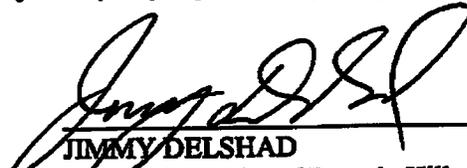
Section 5. CEQA Findings. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction and, in fact, imposes greater 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.

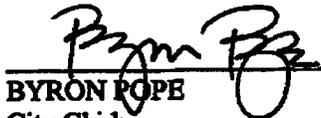
Section 8. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

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



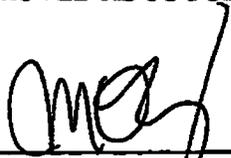
JIMMY DELSHAD
Mayor of the City of Beverly Hills,
California

ATTEST:



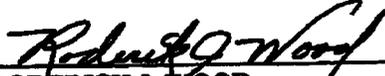
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:



RODERICK J. WOOD
City Manager



VINCE BERTONI
Director of Community
Development



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 climatic, 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.

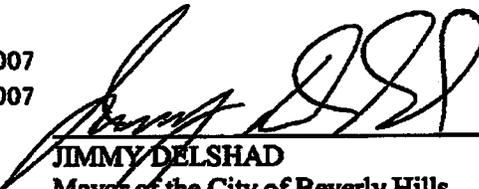
Section 6. CEQA Findings. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption and implementation of this Ordinance may have a significant effect on the environment. The Ordinance does not authorize construction and, in fact, imposes greater 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:



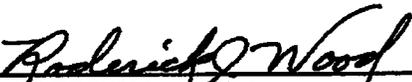
BYRON POPE (SEAL)
City Clerk

APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

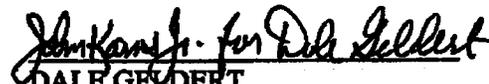
APPROVED AS TO CONTENT:



RODERICK J. WOOD
City Manager



VINCE BERTONI
Director of Community
Development



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

Meeting Date: January 10, 2005

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 pass 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

Meeting Date: January 10, 2005

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

VP

Dale T. Geldert
Approved By

[Handwritten Signature] FOR



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,

A handwritten signature in black ink that reads "D. Yelton". The signature is written in a cursive, flowing style.

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 it 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.



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:



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,

A handwritten signature in cursive script that reads "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:



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.

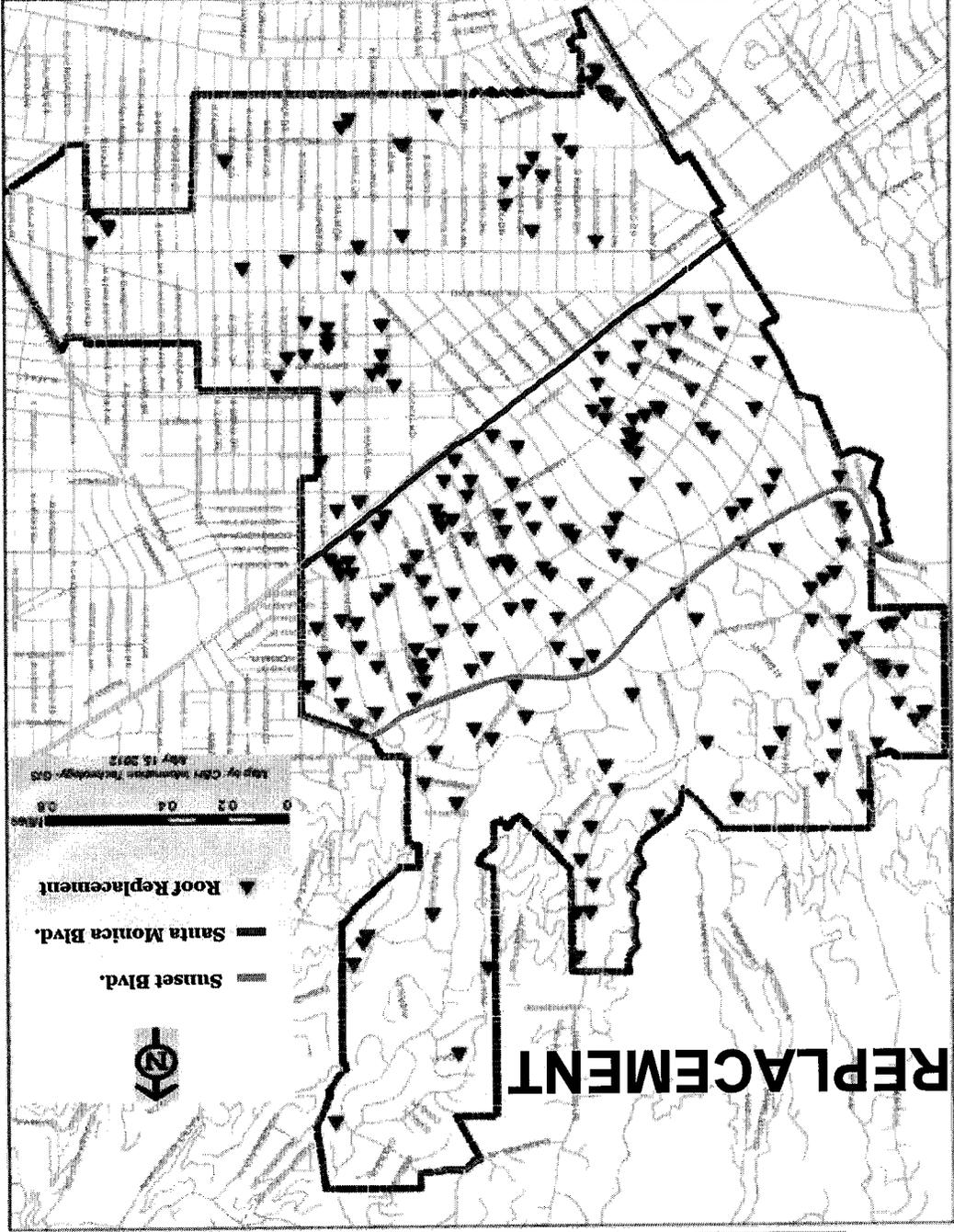
In 2007, a brush fire ripped through Franklin Canyon and sent flying embers to nest in the wood rooftops of three Beverly Hills homes, which suffered significant damage. Following the fire the City added specific requirements prohibiting any wood roof coverings in the city.

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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Attachment 2

Wood Roof Map



City of Beverly Hills, California
Wood Roof Replacement



WOOD ROOF REPLACEMENT

Attachment 3

Community Meeting Questions/Answers

CITY OF BEVERLY HILLS

WOOD ROOF REPLACEMENT ORDINANCE

COMMUNITY MEETING QUESTIONS AND ANSWERS

During a recent community meeting with residents, many questions surrounding buildings with wood roofs were raised. This is intended to provide answers to some of the most common questions asked by property owners that have buildings with wood roof coverings. If you have a question that is not asked and answered below, please contact Building and Safety at (310) 285-1141, or submit your question to AskBev at <https://clients.comcate.com/newrequest.php?id=31>.

ROOFING PRODUCTS AND MATERIALS THAT REDUCE FIRE HAZARD

Q: What is a Class-A roof assembly and when is it required?

A: The Class A, B, and C rating system for roofs is a method to differentiate the flame spread resistance of roof assemblies based on ASTM E108, "Test Methods for Fire Tests of Roof Coverings." Class A rated roofs will resist flame spread under severe fire exposure and afford a high degree of fire protection to the roof deck. Class A roofs may be used in all types of construction. Class A roofs include the following materials: brick, slate, concrete roof tiles, ferrous shingles, ferrous sheet material, masonry, clay roof tiles, exposed concrete roof deck, copper shingles, and copper sheet material.

There are two ways for a roof to have a Class A fire rating. The first is from the covering alone, sometimes called a "stand alone" Class A roof. The second way is for the covering and underlying materials to be Class A, designating the roof as Class A "by assembly". The City of Beverly Hills requires that all new roof coverings or roof assemblies on any structure be a fire-retardant non-wood roof covering or non-wood roof assembly that is listed as a Class A assembly by July 1, 2013.

Q: Is there a fire retardant spray-on material that can be used as an alternative to replacing a wood roof?

A: There are fire retardant spray materials that can bolster the fire resistance of a wood roof. However, no spray-on application has passed standard tests recognized by the fire and building code industries to meet Class A standards. As such, at this time, no fire retardant spray-on material may be used in lieu of replacing your wood roof in compliance with the City's Wood Roof Ordinance.

Q: Is a wood roof that is pressure treated just as safe as a Class-A roof?

A: A wood roof that has been pressure treated with the appropriate chemicals is demonstrated to be more fire resistant than a wood roof that has not been pressure treated. However, this pressure treatment does not make a roof Class A fire resistant. As such, pressure treating a wood roof is not an appropriate alternative to replacement as a way to comply with the Wood Roof Ordinance.

Q: Is there a product that will resist fires and make a non-compliant wood roof safer?

A: There is no proven method that meets the Class A standard of fire resistance other than replacement. As such, there is no product that is an acceptable alternative to replacing a wood roof in accordance with the Wood Roof Ordinance.

Q: How do you know if you have a Class-A wood roof?

A: A licensed contractor or specialty consultant will be able to determine whether you have a Class-A wood roof or roof assembly which meets the Wood Roof Ordinance requirements. Also, the City will have permit records indicating when a roof was replaced and what materials were used.

Q: Is there a way to test your roof to see if it meets ordinance requirements?

A: A licensed contractor or specialty consultant will be able to determine whether you have a Class-A wood roof or roof assembly which meets the Wood Roof Ordinance requirements. Also, the City will have permit records indicating when a roof was replaced and what materials were used.

EVIDENCE THAT FIRES ARE CAUSED OR SPREAD BY WOOD ROOFS IN BEVERLY HILLS

Q: What evidence is there that embers from a fire can blow 1-2 miles across the City and land on a wood roof and start a fire?

A: There is well documented history of brush fires blowing 1-2 miles across land causing severe damage to property and individuals. In 1961 there was a brush fire in Bel-Air that destroyed 481 homes. In 1970 and 1993 there was a brush fire in Laguna Beach that destroyed 382 homes and caused 8 deaths. In 1990 the Painted Cave brush fire in Santa Barbara destroyed over 500 homes. In 1991, the brush fire in Oakland Hills destroyed 3,354 homes, 438 apartments and caused 25 deaths. The 2003 "Old Fire" brush fire in San Bernardino destroyed 993 homes and caused 6 deaths. The 2003 "Cedar Fire" in San Diego County burned 2,232 homes and resulted in 15 deaths. And in 2007, three homes in Beverly Hills were destroyed as a result of the City of Los Angeles Franklin Canyon fire, which resulted in \$3,000,000.00 of property damage.

Q: Have any homes south of Sunset Boulevard with wood roofs burned, that have caused another home to catch fire, resulting from flying embers in the last 30 years?

A: There is currently no data or information available in the National Fire Incident Reporting database.

Q: Has the City experienced any brush fires that were caused by a burning wood roof since the wood roof replacement ordinance was adopted?

A: Typically, roof fires do not spark brush fires. Conversely, brush fires produce embers that can ignite wood roofs, which in turn can produce embers that will cause further spread of the fire.

Q: How many properties south of Sunset Boulevard have burned resulting from a fire caused by a burning wood roof in the last 30 years?

A: There is currently no data or information available in the National Fire Incident Reporting database.

Q: How many fires have occurred in the City of Beverly Hills that spread to another building, which was directly attributed to the cause of a wood roof?

A: There is currently no data or information available in the National Fire Incident Reporting database. However, the only buildings that caught fire within Beverly Hills during the 2007 Franklin Fire had combustible wood roofs.

Q: Is dead vegetation around a building more of a threat of fire than a wood roof?

A: Dead vegetation is more easily ignited; however, they both produce flying embers and pose an equal threat to neighboring properties. The Fire Department aggressively inspects and enforces brush clearance in the City of Beverly Hills.

Q: Does the City of Beverly Hills impose brush clearance requirements around buildings to prevent fires?

A: Yes, it is the primary intent of the ordinance to protect structures from vegetation fires. Another main component is to provide a defensible space around the structure.

Q: Is there any statistical evidence of the number of Class-A wood roofs that burned in the City of Beverly Hills since 2007?

A: There is currently no data or information available in the National Fire Incident Reporting database.

Q: Does a Class-A roof mean that it won't burn and catch fire?

A: No, the designation of a roof as Class A does not mean that it will not burn in a fire. A Class A wood roof will burn if exposed to flames longer than the Class A test threshold. Additionally, a Class A wood roof may still produce flying embers. As such, the amended ordinance only allows non-combustible roofing materials.

STATISTICAL INFORMATION REGARDING THE NUMBER AND TYPE OF WOOD ROOFS IN THE CITY OF BEVERLY HILLS

Q: How many single family residences are there in the City of Beverly Hills?

A: Based on the 2007 Census Data, there are currently 5,983 single family residents in the City of Beverly Hills.

Q: How many single family residences in the City of Beverly Hills have wood roofs?

A: There are currently 391 (combined non-compliant wood and Class A Wood Roof Assembly wood roof coverings) properties identified as having wood roofs in the City of Beverly Hills.

Q: How many non-conforming wood roofs exist in the City of Beverly Hills?

A: There are approximately 215 buildings located throughout the City of Beverly Hills that have non-conforming wood roofs. Statistically, the non-conforming wood roofs are geographically located in the City defined areas as follows:

- Hillside (High Fire Hazard Severity Zone generally defined north of Sunset Blvd.) = 58 Properties
- Central (south of Sunset Blvd. and north of Santa Monica Blvd.) = 110 Properties
- Central (south of Santa Monica Blvd.) = 47 Properties

Q: Who should I contact in order to verify if my building has a permitted Class-A Wood Roof Assembly?

A: You may contact our designated roof staff member at Building and Safety by dialing (310) 285-1159 to determine if a permitted compliant roof has been installed on your structure.

Q: Do I need to replace my roof if it is verified to be a Class-A Wood Roof Assembly?

A: No, you do not need to replace your wood roof if it is verified to be a permitted Class-A Wood Roof assembly.

Q: Who should I contact at the City if my roof is verified to be a Class-A Wood Roof Assembly?

A: You may contact our designated roof staff member at Building and Safety by dialing (310) 285-1159 to submit your information.

Q: Can I make repairs to my existing non-compliant wood roof?

A: Yes. Currently, you may make repairs less than 10 percent of the total roof area on existing structures in any one year period with a roof covering that meets the same fire retardant standard as the existing roof.

ENFORCEMENT OF THE WOOD ROOF REPLACEMENT ORDINANCE

Q: What are the consequences for failure to comply with the wood roof ordinance?

A: It is always the City's goal to gain voluntary compliance. However, like any other Municipal Code Violation, failure to comply may result in citations issued by the City.

INFORMATION ON WOOD ROOFS

Q: Is the Wood Roof Ordinance available on the City of Beverly Hills website?

A: Yes. The Wood Roof Ordinance can be found at:
<http://www.beverlyhills.org/business/constructionlanduse/woodroofordinance/>

Q: Does the City have suggestions for materials that comply with the Wood Roof Ordinance?

A: The only suggestion is that the roof covering appropriately matches the architectural style of the building. The Wood Roof Ordinance requires that all roof coverings be Class A Non-Wood. There is a huge variety of roofing products that are non-wood and meet the Class A standards.

Q: Is the City of Beverly Hills considering alternatives or options to extend the Wood Roof Replacement compliance date of July 1, 2013 for some properties?

A: Yes. Alternatives and options to the Wood Roof Replacement Ordinance are being reviewed and considered.

Q: Does the City of Beverly Hills have a grandfather clause that would exempt properties with non-compliant wood roofs installed before the ordinance went into effect?

A: No

Q: Will the City of Beverly Hills allow any wood roofs to be maintained?

A: Yes. Permitted Class A wood roofs can remain. Furthermore, Listed Historic Structures may install rated wood roofs pursuant to the State Historic Building Code.

Q: Why are some wood roofs allowed to be maintained and not others?

A: The wood roof ordinance allows Class A wood roof assembly coverings that were legally permitted to remain until replaced. Additionally, the 2010 California Historical Code allows historically designated buildings to maintain wood roof coverings under defined criteria. Historic structures are considered a community asset and receive unique privileges under the law.

Q: What is the criterion to allow an existing non-rated wood roof to remain and be maintained?

A: Alternatives and options to the existing Wood Roof Replacement Ordinance are being reviewed.

Q: Will the City of Beverly Hills establish different compliance requirements for buildings with wood roofs in the High Fire Hazard Severity Zone versus buildings located in the Non-High Fire Hazard Severity Zone areas of the City?

A: Alternatives and options to the Wood Roof Replacement Ordinance are being considered.

Q: Will the City of Beverly Hills allow a fire retardant spray be applied for protection on roofs outside the High Fire Hazard Severity Zone (generally south of Sunset Blvd.), rather than replacing these roofs with a non-wood roof covering material?

A: Alternatives and options to the Wood Roof Replacement Ordinance are currently being considered.

Q: Will the City of Beverly Hills allow property owners to comply with the non-wood roof covering replacement upon time of sale, transfer or change of title of a property?

A: Alternatives and options to the Wood Roof Replacement Ordinance are currently being reviewed and considered.

Q: Why didn't the City inform residents of the compliance date sooner than a year before the date of compliance?

A: The Wood Roof Ordinance has been in effect since 1989, and the date of compliance has been set since 1993. Since the Franklin Canyon Fire in 2007, the City has made a number of efforts to inform the community of the danger of maintaining a combustible wood roof and the approaching compliance deadline. This most recent effort to inform the community began in January of 2012, eighteen months before the July 1, 2013 deadline.

Q: Will the City of Beverly Hills allow property owners that have non-compliant wood roofs to install fire sprinklers on their roofs in lieu of replacing roofs to expend their remaining useful life expectancy?

A: The installation of a rooftop sprinkler system in lieu of installing a Class A roof covering does not provide equivalent fire protection, and cannot be installed as there is currently not any recognized certifiable fire sprinkler system for the purpose of providing equivalent protection of a Class A roof covering.

Q: Will the City of Beverly Hills consider extending the July 1, 2013 wood roof replacement ordinance compliance date by 2-10 years?

A: Alternatives and options to the Wood Roof Replacement Ordinance are currently being reviewed and considered.

Q: Has the City of Beverly Hills considered helping residents defray the economic impact of having to replace their non-compliant wood roofs?

A: Yes. The City is investigating and reviewing the availability grant funding that some property owners may qualify for based on economic need.

Q: Has the City of Beverly Hills considered compensating homeowners for relocation expenses while they vacate their home for 2-3 weeks during roof replacement?

A: No.

Q: Has the City of Beverly Hills considered reimbursing residents for the replacement costs associated with roof replacement?

A: The City is investigating and reviewing the availability grant funding that some property owners may qualify for based on economic need.

Q: Will the City of Beverly Hills consider an extension to homeowners looking to add a second story after the deadline period in order to avoid unnecessary re-roofing costs?

A: Yes. As long as the homeowner has submitted renovation plans which show a roof replacement by July 1, 2013. In these instances, the homeowner may be allowed to postpone compliance.

Q: Will the City Council take into consideration that a “one size fits all” (High Fire Zone vs. Flats) ordinance does not work in the city?

A: Alternatives and options to the Wood Roof Replacement Ordinance are currently being reviewed and considered.

WOOD ROOF ORDINANCE DESIGN REVIEW AND APPROVAL PROCESS

Q: Are buildings with non-conforming wood roofs subject to Design Review approval?

A: Yes, in some cases. Design Review in the Central Area of the City is required and the City’s Urban Designer will review these projects over the counter when permits are being applied for.

Q: Are all properties within the City of Beverly Hills subject to Design Review approval?

A: No. Only homes in the City’s Central Area are subject to Design Review. However, if a property has the potential to be a historic building, the Community Development Department will likely review any alterations to the home to ensure that no character-defining qualities are being altered.

WOOD ROOF REPLACEMENT ORDINANCE AND REAL ESTATE TRANSACTIONS

Q: Will the City of Beverly Hills be lenient with property owners who purchased a home with a non-compliant wood roof that was not disclosed to them?

A: The ordinance does not make any distinction. However, alternatives and options to the Wood Roof Replacement Ordinance are currently being reviewed and considered.

Q: Are real estate professionals who sell properties in the City of Beverly Hills sufficiently educated on the subject of the wood roof replacement Ordinance?

A: The City’s outreach efforts to educate the community about the Wood Roof Ordinance include Real Estate professionals. Furthermore, this information is available on the City’s website and accessible to anyone who is interested in learning more about the ordinance.

Q: If a buyer intends to demolish the home that has a non-compliant wood roof after it's sold, are they still required to comply with the City of Beverly Hills wood roof replacement Ordinance?

A: The demolition of the home must be completed by the compliance deadline, or the plan check for the planned demolition must be in progress by the compliance deadline.

Q: What action is the City of Beverly Hills taking with real estate professional who are sending brochures to homeowners that encourage them to sell their properties in order to avoid re-roofing costs?

A: Real estate professionals are discouraged from handing out literature that would encourage property owners to sell their homes in order to avoid non-compliant roof replacement, or any other literature that would potentially harm the resale value of homes in the City. Real estate professionals representing both sellers and buyers should fully disclose the City's ordinance that requires replacement of non-compliant wood roofs by July 1, 2013.

Q: Is the City of Beverly Hills concerned that the wood roof replacement ordinance has lowered the sale price of properties with non-compliant wood roofs?

A: There are many variables that affect the value of a property including its overall condition, size, location and comparables. An appraiser will always assess the condition of a roof based on its age and condition. It is likely an appraiser will make note of any 24+ year old wood roof regardless of any local ordinance.

Attachment 4

City of Burbank Wood Roof Flier



City of Burbank - Community Development Department
BUILDING DIVISION

WOOD ROOF REMOVAL DEADLINE EXTENDED

The City Council adopted an ordinance extending the deadline for removal and replacement of wood shake or wood shingle roof coverings. The ordinance officially goes into effect on July 13, 2012. The removal deadline was extended two years for **exposed wood shakes or wood shingles** and **eight years for wood shakes or wood shingles that have been re-covered** with other types of roofing such as composition or asphalt shingles.

THE NEW DEADLINES ARE:

For exposed wood shakes or wood shingles

AUGUST 14, 2014

For re-covered wood shakes or wood shingles

AUGUST 14, 2020

Below is a summary of code requirements that will apply when you are ready to replace your roof:

Permits. A permit is required for new roofs and re-roofs. Construction requirements for roofing and roof structures are located in Chapter 15 of the California Building Code.

Sheathing. Plywood or OSB sheathing may be installed over existing spaced sheathing provided:

- Panel ends bear on and are nailed directly to roof framing members
- Panel edges bear on center of and are nailed directly to spaced sheathing or solid 2x backing
- Minimum nailing: 8d @ 6" oc edges, and 8d @ 12" oc field

Roof covering. Composition shingles may not be installed directly over existing spaced sheathing. The roof deck must be solid. The existing spaced sheathing may be filled-in with 1x framing members or plywood or OSB sheets may be installed over the spaced sheathing.

Inspections are required for:

- Sheathing when existing roofing has been removed and existing sheathing remains,
- Sheathing nailing when new sheathing has been installed, and
- Final installation of all roofing materials including shingles and flashing

Minimum Fire Ratings. The Fire Hazard Severity Zone requires Class A minimum shingles.

Energy Requirements. Residential roofs that have a slope greater than 2:12 and shingles or roof coverings with a density of 5 pounds per square foot greater must meet requirements listed in the State of California's 2008 Building Energy Efficiency Standards in Sections 118 and 143.

For other types of roof construction and nonconventional framing, please check with Building Division regarding specific codes that might apply to your project at 818-238-5220. Information is available on the Building Division web page at www.ci.burbank.ca.us/index.aspx?page=587.

Attachment 5

Fire Resistive Spray Data Sheet (Product Example)

FLAME STOP® II

PRODUCT DATA SHEET



1-877-397-7867

DESCRIPTION:

Flame Stop II is a water-based, post-treatment, interior/exterior fire retardant, and wood preservative that penetrates the material and bonds with the cellular structure. The penetrant protects the substrate by developing a self-extinguishing reaction when the treated material comes in contact with an open flame. When properly applied on certain untreated woods such as Douglas fir, the wood shall have a Class A rating. Flame Stop II contains polymers that maintain the fire retardation for up to five years for exterior applications. Flame Stop II is non-toxic, non-combustible, non-carcinogenic, easy to apply, and contains no PDBE's.

BASIC USES:

Flame Stop II protects exterior and interior woods such as: porous woods, cedar shake shingles, decking, and structural lumber.

ADVANTAGES:

Flame Stop II is a Class A, one-coat system with a Flame Spread of 25 and Smoke Developed of 25 on Douglas fir. Since Flame Stop II penetrates and forms a molecular bond with the substrate, the life of the flame retardation shall be indefinite for most interior applications. For exterior applications, it is recommended that the Flame Stop II be reapplied after five years. Flame Stop II will not alter the structural integrity of wood, such as pressure treatment does, and is preferred, because it is user-friendly, functions as a wood preservative, dries clear, and can be easily applied by spraying, immersing, brushing, or rolling. Flame Stop II contains mold and mildew inhibitors which are effective against black mold. Once cured for 48 hours, the treated material may be painted with most latex-based paints.

LIMITATIONS:

Storage Range: 45 – 110 degrees Fahrenheit (7 – 43 Celsius)

Shelf Life: One year, if kept within storage range.

A compatibility test is strongly recommended.

Moisture content should be 5 – 15% before treatment.

Do not dilute.

TECHNICAL SUPPORT

Total solids:	15%
Wt per gallon:	9 Lbs.
Average ph:	7.0
Color:	White - cures clear
Solvents:	Water
Bacterial:	Good resistance
Fungus:	Good resistance
Volatility:	None
Toxic:	No
Biodegradeable:	Yes
Corrosive:	Mildly corrosive on unplated steel
Linear shrinkage:	None
Insects, rodents and mold:	Excellent resistance

CONTACT US AT:

924 Blue Mound Rd.
Ft. Worth, TX 76131
817-306-1222
FAX 817-306-1733
info@flamestop.com

VISIT US AT:

www.flamestop.com

APPLICABLE STANDARDS:

Flame Stop II was tested to the following standards:
ASTM E-84, NFPA 255, UL 723: U.S. Testing #LA 62466, Omega Point Laboratories
#8746-108578 Class A Rating.

APPLICATION:

Ensure that all materials are clean prior to application. Apply Flame Stop II as is by spraying, brushing, rolling, or immersing at the rate of 125 square feet per gallon. If spraying onto a vertical surface where runoff could occur, multiple applications may be necessary. When doing multiple coats, wait until the first coat has penetrated **before beginning** the next application. One coat will require a 48-hour curing period. For spray application, use a .012 tip size and a low-pressure airless sprayer.

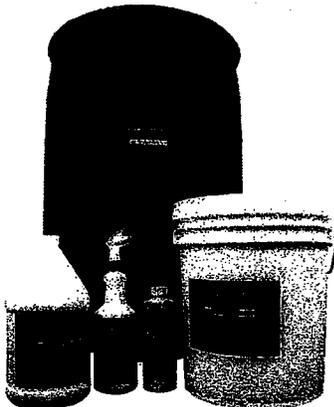
**** After treatment a 48-hour conditioning period is necessary before testing ****

TESTING:

A small-scale test can be preformed with the utilization of a sample of the treated material and a small flame (butane lighter or match). Hold a 4" x 12" piece of the treated material vertically and apply the flame to the lower portion for 10 seconds, and then remove the ignition source. The flame must self-extinguish within two (2) seconds. This test is similar to the small-scale NFPA 701 field test.

FLAMESPREAD 25 AND SMOKE DEVELOPED 25 PER ASTM-E84
February, 2010

TESTED BY:
U.S. TESTING COMPANY
INC. (SGS NORTH AMERICA)
OMEGA (INTERTEK)
COMMERCIAL TESTING



NOTES:

WARRANTY:

Seller's and manufacturer's only obligation shall be to replace such quantity of the product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising out of the use or the inability to use the product. Before using, user shall determine the suitability of the product for his intended use, and user assumes all risk and liability whatsoever in connection therewith.

Attachment 6

Community Development Block Grant 2012 Income Limits

State CDBG and HOME Table of 2012 Income Limits
Effective February 9, 2012

County	INCOME * CATEGORY	NUMBER OF PERSONS IN HOUSEHOLD							
		1	2	3	4	5	6	7	8
Glenn County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Humboldt County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Imperial County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Inyo County	"30%" Limit	13,800	15,750	17,700	19,650	21,250	22,800	24,400	25,950
	"50%" Limit	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250
	"60%" Limit	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900
	"80%" Limit	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200
Kern County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Kings County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Lake County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
Lassen County	"30%" Limit	12,950	14,800	16,650	18,500	20,000	21,500	22,950	24,450
	"50%" Limit	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750
	"60%" Limit	25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900
	"80%" Limit	34,550	39,500	44,450	49,350	53,300	57,250	61,200	65,150
 Los Angeles County	"30%" Limit	17,750	20,250	22,800	25,300	27,350	29,350	31,400	33,400
	"50%" Limit	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
	"60%" Limit	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
	→ "80%" Limit	47,250	54,000	60,750	67,450	72,850	78,250	83,650	89,050
Madera County	"30%" Limit	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	"50%" Limit	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	"60%" Limit	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900
	"80%" Limit	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150

* Percentages may not be mathematically related to each other. Percents are used as names for the categories because programs' actual names for limits differ.