

The Carbon Canyon Fire Safe Council's mission is: to preserve our canyon's natural and man-made resources on public and private property by development and enforcement of ecologically sound and appropriate fire safety measures.

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Sleepy Hollow on November 15, 2008

New State Law Impacting Carbon Canyon

By: Tim Shackelford,
Chief, Chino Valley Independent Fire District

Assembly Bill 38, passed last year and enacted into law, adds new requirements to home sellers in the our area. It required the State Fire Marshal to develop a list of low-cost retrofits to reduce fire risk. These measures are designed to protect fires from spreading. (*See the list on page 2.*)

After January 1, 2021, home sellers are required to notify home buyers as follows:

If the home was constructed before January 1, 2010 the seller must disclose that the property is located in a high or very high fire hazard area with the following statement: "This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website www.ReadyForWildfire.org."

After January 1, 2025, home sellers are required to notify home buyers as follows:

The Seller must disclose which "fire hardening"

retrofits, if any, have been completed during the time that the seller has owned the property. Additionally, the seller must disclose which features the home has that make it vulnerable to wildfire and flying embers.

Examples include:

1. Eave, soffit, and roof ventilation vents that have openings in excess of one-eighth of an inch or are not flame and ember resistant.
2. Roof covering made of untreated wood shingles or shakes.
3. Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
4. Single pane or nontempered glass windows.
5. Loose or missing bird stopping or roof flashing.
6. Rain gutters without metal or noncombustible gutter covers.

Additionally, there is a portion of the new law pertaining to the seller obtaining documentation that the property meets the requirements established in Section 4291 of the Public Resources Code (vegetation clearance). How this requirement impacts the seller will be based on whether or not a local ordinance is in place that will require further evaluation. Once a decision is made at the local level to either enact a local ordinance or not, a seller can then determine what the requirements will be for their home.

State Fire Marshal's 10 Low Cost Ways to Harden Your Home

1. When it is time to replace your roof, make sure it is a fire-resistant Class A roof material.
2. Block any spaces between your roof covering and sheathing (bird stops).
3. Install noncombustible corrosion resistant metal gutter covers on gutters to prevent the accumulation of leaves and debris in the gutter.
4. Cover your chimney and stovepipe outlets with a noncombustible corrosion resistant metal mesh screen (spark arrestor), with 3/8-inch to 1/2-inch openings.**
5. Cover all vent openings with 1/16-inch to 1/8-inch noncombustible corrosion resistant metal mesh screens.**
6. Caulk and plug gaps greater than 1/16-inch around exposed rafters and blocking to prevent ember intrusion.
7. Inspect exterior siding for dry rot, gaps, cracks, and warping. Caulk or plug gaps greater than 1/16-inch in siding and replace any damaged boards, including by dry rot.
8. Install weather stripping to gaps greater than 1/16-inch in garage doors to prevent ember intrusion. The stripping must be compliant with UL Standard 10C.
9. When it's time to replace your windows, replace them multi-paned windows with at least one pane with tempered glass.
10. When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other materials approved by the OSFM.



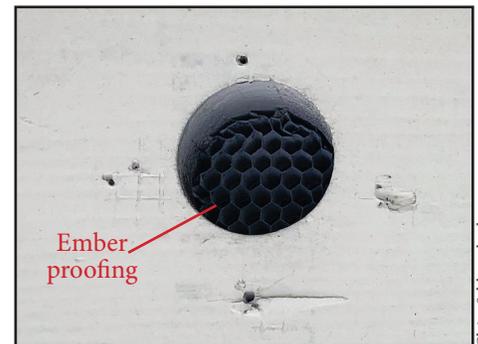
A debris free roof.

Claire Schlotterbeck



A spark arrestor.

Claire Schlotterbeck



Retrofitted older vent.

Claire Schlotterbeck

Five NO Cost Ways to Create Defensible Space and Enhance the Effects of a Hardened Home



Claire Schlotterbeck

1. Regularly clean your roof, gutters, decks, and the base of walls to avoid the accumulation of fallen leaves, needles and other flammable materials. (See *Defensible Space* on page 3 for more details.)
2. Ensure that all combustible materials are removed from underneath, on top, or within five feet of a deck.
3. Remove vegetation or other combustible materials that are within five feet of windows and glass doors.
4. Remove wood mulch products five feet away from all structures with noncombustible products such as dirt, stone, or gravel.
5. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles.

*This list was developed as a best practices guide and to assist homeowners ensure their home is more ignition-resistant from wildfires. Low cost can be subjective. Some of these items are based on upgrading to more stringent materials when that feature is up for replacement due to normal maintenance or lifespan, i.e. roofs. ** Do not use fiberglass or plastic mesh as they can melt or burn. Updated 1/31/2020

Fire Insurance

Many canyon residents are losing their fire insurance. As risk increases, cost increases, and availability decreases. Beginning in July 2020, insurance companies must give you 75 days' notice before they can drop you.

If you can't get coverage, the California FAIR Plan may become the only option, but it only covers fire and not any other risk (like flood). The California FAIR Plan Association is the insurer of last resort and is meant to be a short term (though expensive) fix. It is not a state agency, but rather run by insurers with legislative oversight. The FAIR plan does not sell directly to the public. Customers must use an insurance broker. Visit www.cfpnet.com for more information.

Another source of information is Uphep.org. This is a nonprofit group whose mission is to be a trustworthy resource and respected voice for consumers of all types of insurance. They don't take money from insurance companies.

Defensible Space



Wildfires are inevitable, disasters are not.

Providing defensible space is the only thing YOU have any control over in a wildfire. It provides space for firefighters to save your house. Keep in mind that 95% of houses that catch fire—burn down. And, 90% of houses that burn, catch fire with embers rather than the flame front.

The latest fire science shows that you should start clearing from the house out. It turns out that having little vegetation 0-5 feet from your house is very important. Beyond that, in the 5-30 foot zone, you should separate bushes and don't place them under trees because they will become a ladder to the tree.

How to Prepare for Wildfires

Remove dead palm fronds because they are an explosive fire hazard and create embers that spread the fire elsewhere.



Pick a windowless garage door, because they can better withstand the heat. And, rooftop gaps should be plugged.



Remove or trim vegetation that overhangs the roof and ensure all vegetation is at least five feet away from the house.



Photos by Claire Schlotterbeck



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Carbon Canyon FSC
P.O. Box 1328
Chino Hills, CA 91709-0045

Gratitudes

MANY THANKS for the new financial support of:

- Assemblymember Phillip Chen – \$500
- Supervisor Curt Hagman, San Bernardino County, 4th District – \$500
- City of Brea – \$1,000
- City of Chino Hills – \$1,000
- Chino Valley Fire Foundation – \$1,000
- Advantage Real Estate (Chino Hills Councilmember Ray Marquez) – \$500
- Kramer Foundation, Los Serranos Golf Club – \$500
- Carbon Canyon [Summit Ranch] Homeowners Association – \$500
- Peter Pirritano, Farmers Agent, Canyon resident – \$500

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The Council's effectiveness depends on community support. You can help us build that by liking our Facebook page. And, once you've liked it, ask your friends to join!

<https://www.Facebook.com/UniteCanyon/>

Meetings Continue Online

Fire Safe Council meetings continue in the convenience of your own home during this COVID-19 crisis on the first Wednesday of each month at 7:00 PM. Who else joins the online meeting? Chino Hills Councilmember Ray Marquez, Chino Valley Fire Board Vice President Sarah Ramos Evinger, Chino Valley Fire staff, Brea Fire staff, and your neighbors from both sides of the canyon. Email A0tt@ChoFire.org to be added to the meeting notification list.

Quick Reference Guide

All Wildlife Rescue Line	562-434-0141
Brea's Carbon Canyon Road Hotline	714-990-7732
Brea-Fullerton Fire Department	714-990-7655
California Poison Control System	800-222-1222
Carbon Canyon Fire Safe Council	909-315-8832
Chino Hills' Road Condition Hotline	909-364-2828
Chino Valley Fire District	909-902-5280
City of Chino Hills	909-364-2600
City of Brea	714-990-7600
National Pesticide Info Center	800-858-7378