

The City of Maple Ridge Official Community Plan designates properties within a wildfire interface area as a Wildfire Development Permit area. The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk of wildfire and where this risk, in some cases, may be reasonably abated through the implementation of appropriate precautionary measures.

A Development Permit will be required for all development and subdivision activity or building permits for areas identified as Wildfire Risk Areas identified in attached Map 1: Wildfire Development Permit Area.

**A Development Permit may not be required under certain circumstances indicated in the Development Permit Exemptions, Section 8.4, Item 4.**

**Such exemptions include:**

- a. For an addition or renovation to any existing building in the municipality where the value of the work indicated on the building permit application does not exceed 50% of the assessed value of the improvements on the property on the date of the building permit application. For the purposes of this section the value of the building on the date of the building permit application is deemed to be the value as shown on the most recent assessment, by the British Columbia Assessment Authority, where such an assessment is available.
- b. For interior renovations to an existing lawfully constructed, or legally non-conforming, building or structure wholly contained within, and not projecting beyond, the foundation.
- c. For a single detached home or a subdivision resulting in the creation of not more than two residential lots. A restrictive covenant detailing building design and landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.
- d. For non-residential farm buildings, located on lands where a farm use is being practiced, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, provided that they are sited at least 10 metres away from any residential building(s) and wildfire interface. If within 10 metres, then a restrictive covenant detailing building design and landscaping requirements will be required for these types of developments within the Wildfire Development Permit Area.

- e. For public works and services and maintenance activities carried out by, or on behalf of, the City.
- f. For any construction of a building or structure or any alteration of land that does not require a permit from the City.

**Per the Development Permit exemptions, while a Development Permit is not required, the following must be submitted at time of Building Permit application:**

- a. A Section 219 covenant is required to be registered on title detailing building design and landscaping requirements that are consistent with the Wildfire Hazard Development Guidelines.
- b. Submission of an assurance and compliance report from the design professional or a Registered Professional Forester (RPF) acknowledging that the building design, materials, and construction meets the Wildfire Development Permit Guidelines, summarized below for convenience.

**The construction of any proposed building elevations must comply with the following:**

**Roofing Materials (Note: Wood shakes & shingles are not acceptable unless certified to a Class A or B):**

- Roof materials shall have a Class A or B fire resistance rating as defined in the current BC Building Code. Examples of typical Class A or B roofing products include (but are not limited to) Asphalt Shingles, Metal, Concrete Tile, Clay Tile, Synthetic, Slate, Hybrid Composite materials.

**Exterior Cladding (Note: Wood & Vinyl sidings are not permitted):**

- Exterior cladding shall be constructed of ignition-resistant or noncombustible materials such as:
  - Stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.
  - Decorative construction features such as fascia, trim board materials and trim accents are exempted from this requirement.

**Overhanging Projections & Cantilevered Floors:**

- Overhanging projections attached to buildings and their support (ie. decks, balconies, porches, structural columns, beams) shall be constructed of heavy timber construction, ignition-resistant or noncombustible materials such as those allowed in the “Exterior Cladding”.

- The underside of all exposed floors (i.e. underside of balconies, decks and porches) with clearance less than 3 feet from the ground, creating a confined space, shall be skirted with fire resistant materials such as allowed for “Exterior Cladding”, OR noncombustible, corrosion-resistant metal screen with opening not more than ¼” (6.3mm) in size.
- The underside of all exposed floors with a clearance more than 3 feet shall be protected with ignition-resistant or noncombustible materials such as those allowed under “Eaves, Soffits & Vents”.
- The underside of all cantilevered floors (ie. Bay windows, hutches, window seats) shall be protected with fire resistant materials & have the floor system fire blocked at the exterior wall plane.
- Areas under all overhanging projections must be kept clear of debris.

**Exterior Doors & Windows:**

- Exterior doors and garage doors shall be of noncombustible construction (i.e. metal clad, solid core wood or have a 20-minute fire protection rating) and must meet the requirements of North American Fenestration Standard (NAFS).
- Glazed doors, windows within exterior doors and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes and must meet the requirements of NAFS.
- Openable windows shall be covered with noncombustible corrosion-resistant screens.
- Windows larger than 1.9m<sup>2</sup> (20ft<sup>2</sup>) are to have tempered glass as the outer pane.

**Eaves, Soffits & Vents:**

- All eaves, ventilation openings in exterior walls and vents through roofs including soffits shall be covered with noncombustible, corrosion-resistant wire mesh or be designed to prevent flame or ember penetration into the structure.
- Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.

**Chimney:**

- Spark arrester screens are required on all wood burning appliances.

*This information is provided for convenience only and is not a substitution of applicable City Bylaws, Provincial or Federal Codes or Laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.*