

Proposed Modifications to Covenants Fire Safety Rules

BOARD OF DIRECTORS MEETING JULY 26, 2020

RECOMMENDED ACTION

Management and the Covenants Committee requests the Board of Directors consider adopting proposed amended rules as published in the 45-day member notification. Effective date of adopted amended rules, July 24, 2020.

PURPOSE OF PROPOSED CHANGES

- Fire Safety Amendments
 - Increase defensible space around the property.
 - Remove tall tree stumps which are an eyesore, potential safety hazard and as time progresses reducing the fuel load.
 - Continue to improve clarity and become consistent with defensible space standards set forth by other agencies.
 - The potential of assisting owners with maintaining their homeowner's insurance.
- Seasonal Fire Ban Amendments
 - Delete the current reference in the rule to the outdated 2019 ordinance and to instead reference any TFPD ordinance and provide the TFPD link for information

MEMBER NOTIFICATION AND COMMENT PERIOD

- Outreach
 - June Tahoe Donner News- publication of 45-day member notification
 - 45-day Notice webpage
 - Weekly eblast topic
 - Nextdoor post
- Committee and staff review of comments
- Most common comment or questions
 - Proposed 10 feet tree branch clearance from eaves and roofs
 - Stump height requirements
 - Clarity on agencies inspecting to the proposed 10 feet clearance

CALFIRE READY FOR WILDFIRE

Defensible Space Zones

Two zones make up the required 100 feet of defensible space.



Zone 1

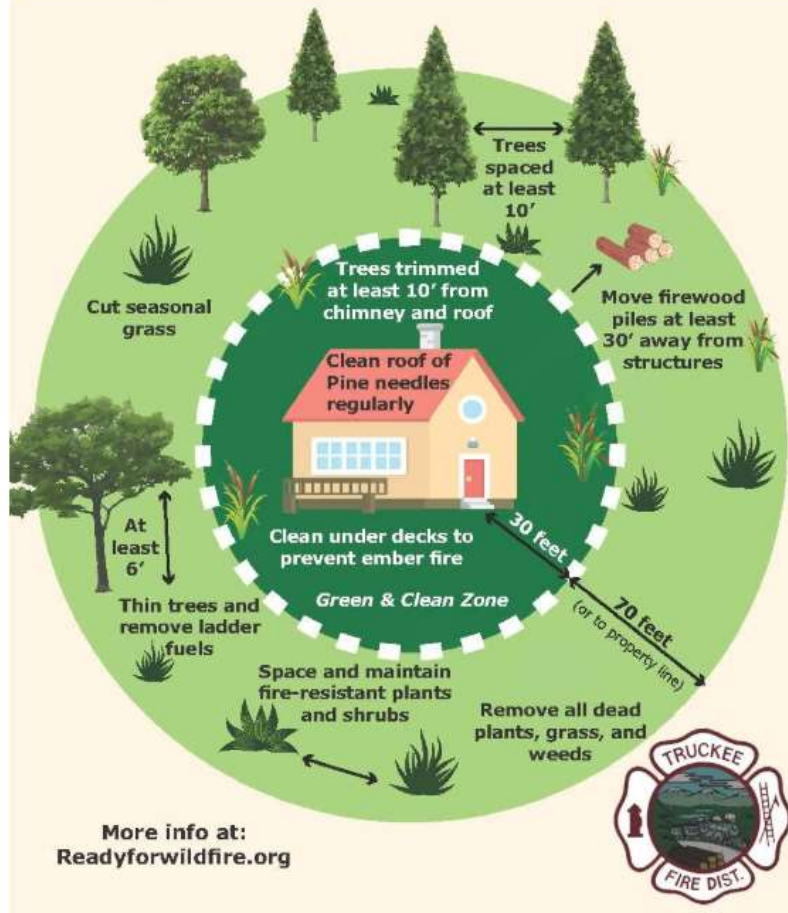
Zone 1 extends 30 feet* from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

TRUCKEE FIRE PROTECTION DISTRICT

Make Your Home **FIRE SAFE**

Defensible space improves your chance of surviving a wildfire and helps Firefighters defend your home.



TRUCKEE FIRE PROTECTION DISTRICT OF NEVADA COUNTY, CALIFORNIA

ORDINANCE 02-2012 DEFENSIBLE SPACE REQUIREMENTS

Ordinance is intended to supplement and supersede Public Resource Code 4291

ADDRESSING COMMENTS AND QUESTIONS

- Truckee Fire Defensible Space Ordinance and CalFire Inspections
 - Not currently agency requirements, however they are part of their defensible space guidelines and notated in inspections.
- Homeowner Insurance Carriers
 - Daily evidence that carriers adding brush and tree limb clearance requirements.
- Evaluation and treatment of stumps
 - Stumps will be assessed on a case by case basis during the defensible space inspection process.
 - Reasonable accommodation will be considered for decorative stumps in landscaped areas that do not present additional fire safety concerns.

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