



**SOLANO COUNTY BUILDING AND SAFETY DIVISION**  
**REBUILDING DWELLINGS FOLLOWING THE**  
**LNU LIGHTNING COMPLEX FIRES**  
Minimum Expedited Plan Check Submittal Requirements

**ITEMS REQUIRED TO APPLY**

- (1) completed building permit application
- (4) complete sets of drawings on 24x36 sheets or larger
- (4) copies of complete Title 24 energy calculations on 24x36 sheets or larger
- (4) copies of complete solar PV drawings on 11x17 sheets or larger
- (2) additional site plans on 24x36 sheets or larger
- (2) copies of the Geotechnical Report with original seal and signature of engineer. Reports older than two years will be accepted with a current letter from a geotechnical engineer stating that the original report is still valid.
- (2) copies of a signed and sealed letter from the geotechnical engineer indicating that the foundation drawings meet the recommendations and requirements contained in the geotechnical report.

**ITEMS REQUIRED PRIOR TO PERMIT ISSUANCE**

- School Fees: If the new dwelling will be the same square footage as the destroyed dwelling, the Vacaville Unified School District will waive school fees. Please call the Vacaville USD at 707-453-6114 for additional information.
- Proof of potable water service

**ITEMS REQUIRED DURING CONSTRUCTION**

- Fire Sprinkler plans: Required prior to rough frame inspection. Submit (2) copies of sprinkler drawings directly to the Solano County Building Division
- Truss Calculations: Required prior to truss fabrication. Must include a letter by the architect or designer stating that the truss calculations conform to the plans. Submit (2) copies of truss calculations directly to the Solano County Building Division

**OTHER INFORMATION**

- Plans shall be drawn using the 2022 California Residential Code (CRC). We will accept drawings completed under the previous code cycle (2019 California Residential Code) with modifications to reflect all 2022 CRC requirements.
- If you wish to reuse an existing foundation, please first contact Environmental Health - Hazmat Division at 707-784-6765.
- Fire hazard design requirements apply to all rebuilt dwellings in the SRA (see the following page)
- Basic Wind Speed 93 MPH, Exposure C | Seismic Design Category D | Ground Snow Load 0 psf
- All primary dwellings require a two-car garage (attached or detached).
- Public facilities fees will be waived if the new dwelling will be the same square footage or smaller than the destroyed dwelling.

**QUESTIONS?**

- Call or email the Building Division: 707-784-6765 or [building@solanocounty.com](mailto:building@solanocounty.com)
- For zoning or setback information contact the Planning Division at 707-784-6765
- For well and septic information please contact the Environmental Health Division at 707-784-6765
- For fire district information please contact the Vacaville Fire District at 707-447-2252

**Solano County | Resource Management**

675 Texas Street, Suite 5500  
Fairfield, CA 94533

Front Counter open by appointment Monday thru Friday, 8am to Noon & 1pm to 5pm  
Please call 707-784-6765 to make an appointment

## **FIRE HAZARD DESIGN REQUIREMENTS**

**All projects located within the Fire Hazard Severity Zone shall comply with requirements of materials, systems and construction methods of chapter 7A of the 2022 California Building Code and section 337 of the 2022 California Residential Code.**

1. Roof covering must be Class A roof material per CBC 705A & CBC 1505.2 (CRC 337.5.1 & CRC 902.1.1).
2. Valley flashing shall be not less than 0.019-inch (26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of no. 72 ASTM cap sheet running the full length of the Valley. CBC 705A.3 (CRC 337.5.3).
3. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris into the gutter. CBC 705A.4 (CRC 337.5.4)
4. Roof, Attic, and Exterior wall vents shall resist the intrusion of flames or embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with a minimum of 1/16 inch openings and a maximum of 1/8 -inch openings. Vents shall not be installed on the underside of eaves and cornices unless they are approved by SFM. CBC 706A (CRC 337.6)
5. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside. CBC 707A.5 (CRC 337.7.5)
6. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction, or shall meet the performance criteria set forth in SFM 12-7A-1. CBC707A.3 (CRC 337.7.3)
7. Exterior windows, window walls, glazed doors, skylights and glazed openings shall be constructed of multiplane glazing with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A-2. CBC 708A.2.1 (CRC 337.8.2.1)
8. Exterior doors assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¼ inches thick or shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. CBC 708A.3 (CRC 337.8.3). Exterior garage doors shall resist the intrusion of embers from entering by preventing all gaps from exceeding 1/8" per CRC 337.8.4.
9. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet of the primary structure shall be constructed of approved materials per CBC 709A (CRC 337.9).
10. Vegetation clearance requirements per California Government Code Section 51182
  - a. Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away fuels for a distance of not less than 30 feet on each side of the building or structure
  - b. Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure.
11. Provide a 30-foot setback for structure defensible space for buildings and accessory buildings from all property lines and/or the center of the road.
12. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior wall, or the projection shall be enclosed to the grade. CBC 707A.8 (CRC 337.7.8)
13. Exterior wall covering shall extend from the top of foundation to the roof and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure. CBC 707A.3.2 (CRC 337.7.3.2)
14. Fire access roads shall meet the following requirements:
  - a. Minimum unobstructed width of 20 feet, exclusive of shoulders. Clearly dimension this on plan.
  - b. Minimum standard turning radius of 40 feet inside and 52 feet outside diameter
  - c. Grades between 12% and 16% shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a 75,000lb traction load. Grooves shall be ¼" wide by ¼" deep and ¾" on center. Grades exceeding 16% are not permitted.
15. On-site water storage for wildfire protection and structure defense shall be provided on parcels not served by a fire hydrant within 1000 feet of the structure. This water storage shall be in addition to amounts required for domestic use or for sprinkler systems. A minimum of 2500 gallons of storage is required for single family residences less than 6000 square feet; storage for all other structures shall be in accordance with the California Fire Code.