



William L. Ossenmacher
Mayor

Joe Snyder
Mayor Pro Tem

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April 23, 2003

2002-2003 ORANGE COUNTY GRAND JURY
Presiding Judge of the Superior Court
700 Civic Center Drive West
Santa Ana, California 92701

**RE: RESPONSE TO ORANGE COUNTY GRAND JURY REPORT:
*Wood Roofs are Dangerous***

Dear Grand Jury:

The City of Dana Point hereby presents its formal response to the February 4, 2003 Report of the Orange County Grand Jury entitled, *Wood Roofs are Dangerous*. This response was formally approved by the Dana Point City Council on Wednesday, April 23, 2003. We appreciate the Grand Jury's attention to the important issue of the Uniform Building Code regarding wood roofs in the County and cities.

FINDINGS to which the City of Dana Point is required to respond:

Finding 1:

There is a lack of uniformity in local building codes involving roofs for identical environmental conditions within Orange County.

City's response: Based on Table 3, page 7 of the Grand Jury report, it is apparent that there is a lack of uniformity relative to the application of residential roofing requirements in Orange County. Therefore, the City of Dana Point agrees with this finding.

Finding 2: The testing and qualification standards of wood shakes and shingles are below the environmental conditions of Orange County.

City's response: The burning brand test (12 mph) and the flying brand test (18 mph) do not adequately simulate the conditions in Orange County during high Santa Ana wind conditions. Therefore, the City of Dana Point agrees with this finding.

Finding 3: The cities' and county's roofing codes do not adequately take into account the climate, particularly the Santa Ana winds, and topographical conditions unique to Orange County.

City response: Not all cities and the county have roofing codes to adequately take into account the climate and topographical conditions. However, the City of Dana Point has codified more restrictive requirements than most Orange County cities and the county to deal with local climatic and topographical conditions. Therefore, the City of Dana Point generally agrees with this finding.

Finding 4: Fire conflagrations stress finite fire fighting resources especially during the period of Santa Ana winds.

City Response: Santa Ana winds present an extreme problem that impact the fire fighting capabilities of all Orange County fire fighters. Wood roofs have been shown to be a product that contributes to fueling fires fanned by Santa Ana winds. Therefore, the City of Dana Point agrees with this finding.

RECOMMENDATION to which the City of Dana Point is required to respond:

Recommendation 2: Each responding jurisdictional agency should consider amending the building code to require the most fire retardant class of roof covering (Class A) for re-roofing of all residential structures (Group R) in all fire zones, when more than 50 percent of the roof is replaced within one year.

The City of Dana Point concurs with this recommendation. The City plans to adopt an Ordinance to change Table 15-A of the California Building Code (CBC). Currently, the City requires all roofing to be under Class A. However, re-roofs and additions may continue under Class B status. In concurrence with the Grand Jury's recommendation, the City proposes to change the language for re-roofs and additions to the following: "Class A roof assemblies shall be required for re-roofing and additions on all residential structures when more than 50 percent of the roof is replaced or added onto within a one year period. All other re-roofs and additions shall have minimum Class B roof assemblies."

Again, we thank the Grand Jury for addressing this important issue. The Grand Jury's attention to wood roofing has allowed us to better understand the potential fire dangers associated with wood roofs.

Sincerely,



William L. Ossenmacher
Mayor of Dana Point

cc: Members of the Dana Point City Council
Douglas C. Chotkevys, City Manager
Genia Garcia, Acting Director of Community Development