

SAN JUAN COUNTY FIRE POLICY FOR APPROVED OF DEVELOPMENT/CONSTRUCTION

Fire Risk/Threat Assessment

1. Due to the rural nature of San Juan County, Emergency response time (for Sheriff, Fire, medical care, etc), cannot be guaranteed. Under some extreme conditions emergency response is extremely slow and costly. Extreme weather conditions and natural disasters can destroy roads. Spring runoff or hard rain can also wash out roads or make them difficult to travel, and repairs cannot occur quickly. These among other conditions, combined with the limited number of locations of San Juan County's volunteer fire departments requires landowners to comply with this policy to help prevent fire from spreading beyond their property.
2. The State of Utah provides fire risk information that stays updated. This information is available to the public at the Utah Wildfire Risk Assessment Portal. <https://wildfirerisk.utah.gov/>. Fire risk is color coded in red (various shades), Orange (various shades), yellow, and green (or gray). Some specific areas have been identified by the Fire Chief as falling under certain risk colors in the table above; all other areas should refer to the UWRAP map.
3. Based on the risk or threat of fire in areas of the County, the San Juan County Fire Chief may require new construction, remodels, modification, additions, for existing or other development to adhere to the requirements of this policy including those listed in Table 1 and Table 2 prior to any permit or permission being granted by the County.
4. The fire risk or threat zone may be increased or decreased at the discretion of the Fire Chief based on the distance from a fire department. Unique characteristics of specific lots or parcels may cause additional requirements to be imposed to mitigate fire risk at the discretion of the Fire Chief.
5. Fire Risk zones will change and adjust as the State UWRAP map changes.

Fuel Modification

6. Fuel modification shall be provided within a distance from buildings or structures as specified in Table 1. Distances specified in Table 1 shall be measured along the grade from the perimeter or projection of the building or structure.
7. Persons owning, leasing, controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by such person.
8. Ornamental vegetative fuels or cultivated ground cover such as green grass, ivy, succulents or similar plants used a ground cover, are allowed within the designated defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

9. Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than ten feet. Deadwood and litter shall be regularly removed from trees.
10. Non fire-resistive vegetation or growth shall be kept clear of buildings or structures in such a manner as to provide a clear area for fire suppression operations.

Defensible Space

11. Notwithstanding Table 1 the net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.
12. Being in one colored zone while having property that lines up with another color zone will move that portion of your property into that color zone requirement for defensible space. (For example a structure in an orange zone and the property line immediately to the west portion of the property borders a red zone, the defensible space the structure on the west side of the property will need to follow the red zone requirements).

Table 1 Required Defensible Space	
Hazard	Fuel Modification Distance In Feet
Green-Low Hazard	Waiver
Yellow-Moderate Hazard	30
Orange- High Hazard	50
Red-Extreme Hazard	100

Water Storage

13. Due to the distance from any given fire station in San Juan County combined with the fire threat or risk of a given area, accessibility to water to combat a fire may require the landowner store water on the property in sufficient quantity, and in a manner, that a fire pump truck can access that storage to combat fire on the property. See table 2.
14. If, in the opinion of the Fire Chief, the number of proposed structures or the proposed use of those structures is such that public water system must be installed, the installation of any such system will comply with the Fire Code adopted by the State of Utah, including any requirements for required fire flow, hydrants, mains, sprinkler systems, storage, etc.

Table 2			
Red	Orange	Yellow	Green
Water Storage-2,000 gallons. (under 10,000 square feet per home) required.	Water Storage Recommended 2,000 gallons. (under 10,000 square feet per home) required.	Water Storage Recommended 2,000 gallons. (under 10,000 square feet per home) required.	Wavier acknowledging Wildland Fire Threat Conditions
Water Storage-3,000 gallons Homes over 10,000 square feet and commercial.	Water Storage Required- 3,000 gallons Homes over 10,000 square feet and commercial.	Recommended 3,000 gallons Homes over 10,000 square feet. Commercial Required 3,000 gallons.	
Defensible Space required see table one	Defensible Space required see table one.	Defensible Space required see table one.	
Wavier acknowledging Wildland Fire Threat Conditions	Wavier acknowledging Wildland Fire Threat Conditions	Wavier acknowledging Wildland Fire Threat Conditions	

Waiver

15. All landowners and developers have an affirmative duty to be aware of the fire risks and threats on and around their property. All landowners and developers know that San Juan has a volunteer fire department, and that the locations of where those stations and vehicles are likely at such a distance that response time will be delayed. All landowners and developers have a continuing duty to mitigate the fire risks on their property, acknowledge they may be liable for any fire that begins and then spreads from their property including the costs of controlling and containing any wildland fire or damage caused to a neighboring landowner. All acknowledge that San Juan County is not responsible or able to provide a degree of fire protection that would be expected in a municipality, and that the fire risks of the unincorporated parts of the County are controllable only by the landowners themselves.

When constructing in the County, the landowner or developer will be required to sign a waiver acknowledging their knowledge and duty regarding the above stated threats and risks of fire.