



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210  
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## Applicability of the Road and Street Standards for Fire Rebuild Projects

### Evaluating Building Area for Relief from the Road and Street Standards

The 2021 Napa County Road and Street Standards (RSS) offer relief to fire rebuild projects under Section Two (2), in accordance with the [California Board of Forestry's Emergency Fire Safe Regulations issued in 2020](#). In order to gain relief from the RSS, the proposed project must meet the following criteria:

- The replacement structure does not change the use of the proposed structure.
- Napa County Fire determines the access was not a contributing factor in delaying or prohibiting emergency responders from accessing the structure, or for safe evacuation from the structure.
- **The replacement structure does not increase the square footage of the structure that previously existed.**

Evaluation of a structure's square footage uses the California Building Code's definition of Building Area.

**[BG] AREA, BUILDING.** The area included within surrounding *exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts*. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

Figure 1: <https://up.codes/viewer/california/ibc-2018/chapter/2/definitions#202>

Applications for fire rebuild projects that seek relief from the RSS should include as much information as possible regarding the previously existing structure. Evaluation of the previous square footage may only account for *legal permitted* space. Old permit files are available for observation at the County of Napa Administration Building or through the [Napa County Electronic Document Retrieval Center](#). Napa County PBES is recommending all Fire Rebuild Projects to submit a complete Assessor Record for the structure to support staff's assessment of the structures legal square footage that previously existed. If the structure existed prior to the requirement to obtain a permit for building construction in September 1954, then Assessor's records may be used as documentation to support the previously existing structure size.

"Building Area" comprises of habitable and non-habitable spaces including but not limited to basements, attached garages and carports, storage space, covered porches, and area under roof eaves. Non-habitable areas of a building shall have a ceiling height of not less than 6 feet 8 inches, or otherwise consistent with Section R305 of the California Residential Code, to be included in the building area calculation. If a fire rebuild project proposes a greater square footage than previously existed, road information will be required and improvements may be necessary to provide access that is fully compliant with the RSS.



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### Example of Assignable Areas

