



LOMAA QUARTERLY MEETING

Fire Harden Your Home

March 17, 2021

AB-38 Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation. (2019-2020)

§1102.6f.

(2) On or after July 1, 2025, a list of low-cost retrofits developed and listed pursuant to Section 51189 of the Government Code. The notice shall disclose which listed retrofits, if any, have been completed during the time that the seller has owned the property.

(3) A list of the following features that may make the home vulnerable to wildfire and flying embers. The notice shall disclose which of the listed features, if any, that exist on the home of which the seller is aware:

AB-38 Fire safety: Disclosure List

(A) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.

(B) Roof coverings made of untreated wood shingles or shakes.

(C) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.

(D) Single pane or non tempered glass windows.

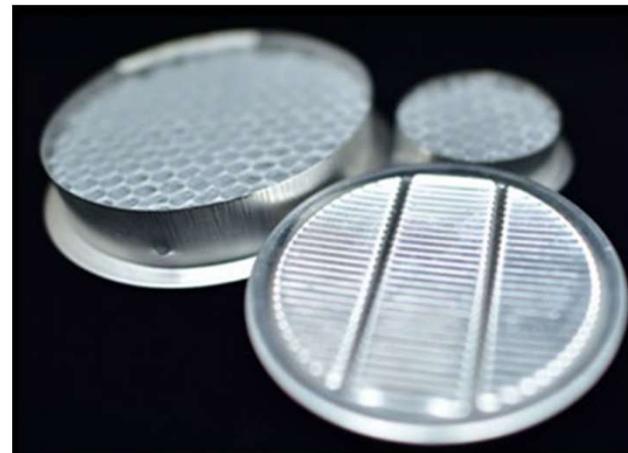
(E) Loose or missing bird stopping or roof flashing.

(F) Rain gutters without metal or noncombustible gutter covers.

Soffit Vents

- Retrofit with one-eighth of an inch or less screen material with or ember resistant vents

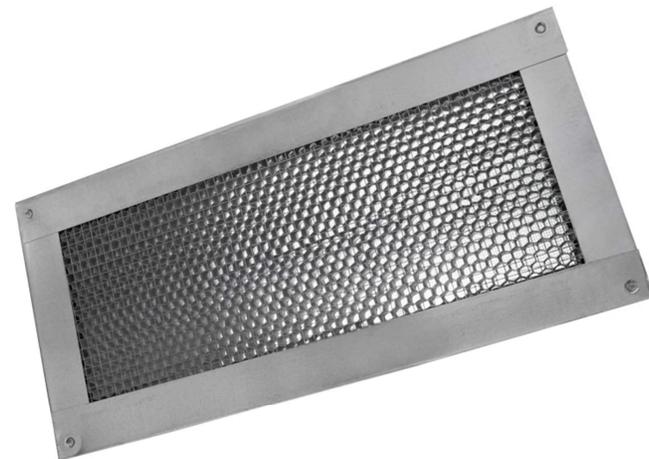
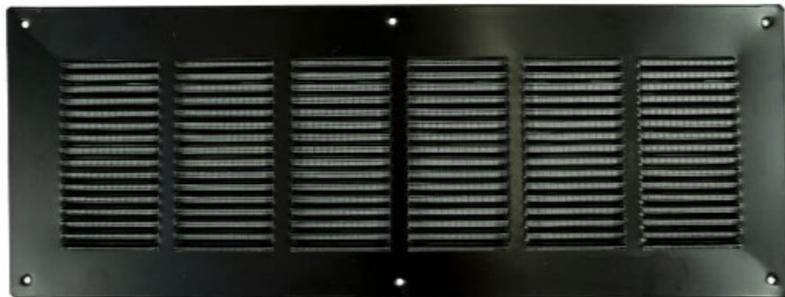
ventmyhouse.com	bestmaterials.com
2" Louver & Screen Vents	2in. Round Fire Stopping Vents
Maurice Franklin RL100-2	VULCAN-VERM2-1
Price per bag of 6 - \$6.99	Price Each - \$11.15 (volume discount)



Foundation Vents

- Retrofit with one-eighth of an inch or less screen material with or ember resistant vents

Famco Manufacturing (famcomfg.com)	bestmaterials.com
6 X 16 in. Louvered Soffit Vent with Screen – White	6 x 14 in. Fire Stop Foundation / Soffit Fire Vent, FLAT FRONT
Famco LSVSP	VULCAN-VFS614FF-1
Price Each - \$9.70	Price Each - \$32.45 (volume discount)



Class A Roofing

- Fire ratings for roofs are classified as either Class A, Class B, Class C or are unrated if a roof covering cannot meet the requirements for any of these classifications.
- Class A is the highest rating, offering the highest resistance to fire, and unrated is the worst. Examples of a Class A roof covering include concrete or clay roof tiles, fiberglass asphalt composition shingles and metal roofs.



Home Depot Gutter Covers



4 ft. L x 5 in. W Stainless Steel
Micro-Mesh Gutter Guard
(20-Pack)

by Gutter Guard by Gutterglove

- Stops leaves, pine needles and debris from collecting in gutters.
- V-Bend Technology ensures superior rainwater filtration.
- 20 pack of 4 ft pieces (80 ft total) plus screws for installation
- \$169.97

Costco Gutter Covers



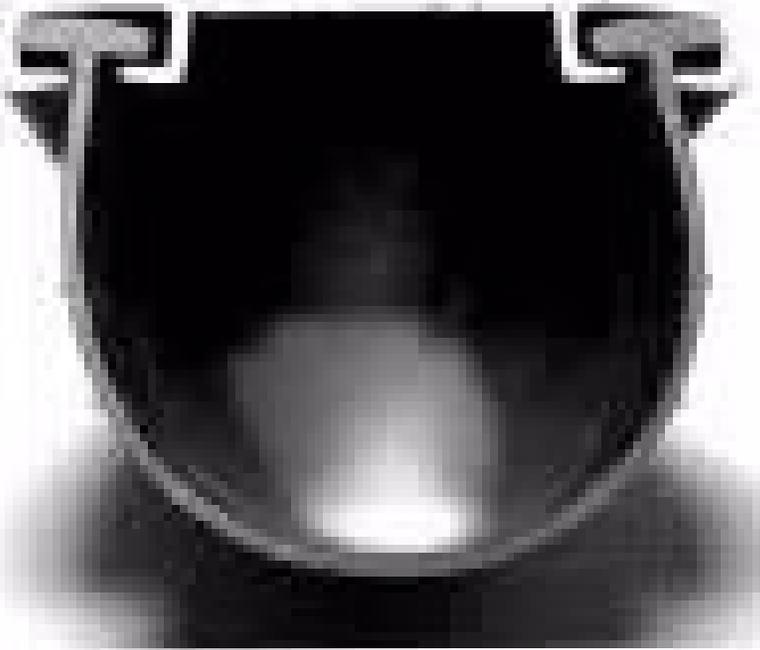
EasyOn Gutterguard 5"
Version - 100'

Stainless Steel Micro-Mesh
Gutter Guard

- Keeps Leaves And Pine Needles Out Of Gutter
- UL Certified For Rainwater Harvesting

\$199.99

Home Depot Garage Door Seal



20 ft. Garage Door Bottom
Seal Insert Forms A U-Shape
with 1/4 in. T-Ends
Stainless
Steel Micro-Mesh Gutter
Guard
\$18.21

Lowes Garage Weather Strip

M-D 30-ft x 1-1/2-in White
Vinyl Garage Weatherstrip
Item #66657 Model #03822
\$20.98



Lowes Passage Door Sweep



M-D 3-ft x 1-1/4-in Silver
Door Sweep Aluminum/Vinyl
Door Weatherstrip

Item #61230 Model #05389

\$10.47

Additional Resources

- CalFire Low Cost Retrofit List

[..\Fire Risk Reduction\CalFire Low Cost Retrofit List.pdf](#)

- All Risk Shield

<https://www.allriskshield.com/>

- Ember Defense

<https://emberdefensellc.com/>