

FIRE SMART HOME AND YARD ASSESSMENT

**Lot 107, DL 7551
Kootenay District, Plan 10302**

Completed for:

**Andrea Kormylo
998 Ridge Way
Timber Ridge One
Windermere, BC
V0A 1K3**



Assessment Completed by:
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Zone 1 Home Ignition Zone Assessor

1.0 INTRODUCTION

The Timber Ridge community is located in the Interior Douglas fir dry cool Biogeoclimatic zone. This is one of the driest forest ecosystems in BC. Douglas fir, a coniferous native tree known for its low live crown in open areas and moderate to high flammability dominates the forest. Fire suppression, overgrazing, and selective logging in the interior Douglas fir forests have caused forest encroachment on grasslands and Ingrowth within open forests.

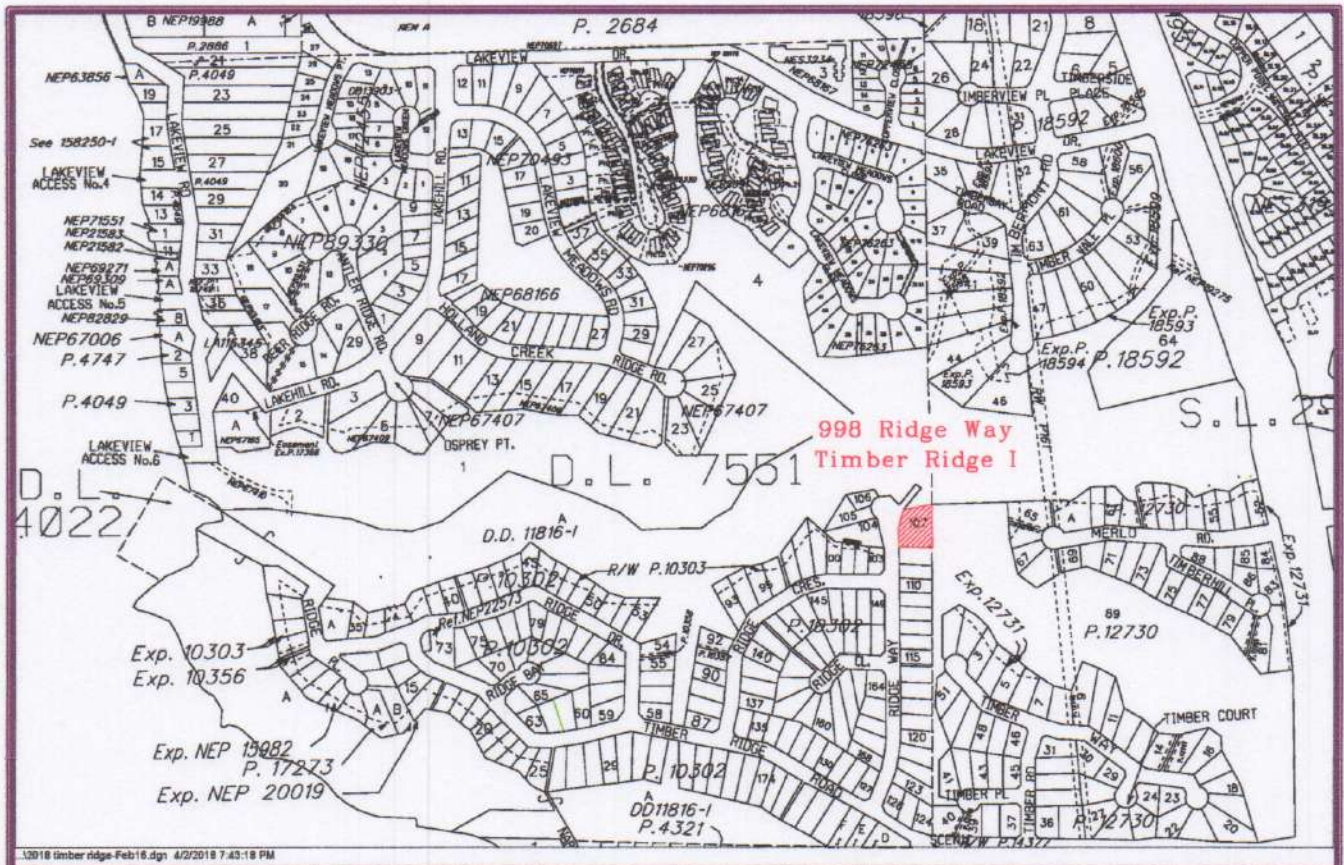
The Timber Ridge community is surrounded by, and interspersed with dense stands of Douglas fir type forest. Several homes are built to previous building standards not considering current FireSmart recommendations. Exterior roofing, wall and decking building materials with fire resistive ratings replacing high rife risk cedar shingles, wooden siding etc. and reducing forest vegetation providing little if any break in continuity between tree branches and the structure including the rooftop are examples of FireSmart planning.

The Timber Ridge Community Association has recently started to undertake positive steps in reducing the threat of wildfire to the community through the implementation of current FireSmart based strategies.

Forest fuel reduction/modification treatments are currently being implemented across the common areas of the community. The goal of the current fuel reduction treatment is to reduce the threat of property loss to catastrophic wildfire while creating a defensible space, reduce the intensity of wildfire spread while attempting to mimic the natural stand maintaining cycle by removing the Ingrowth through various site-specific thinning techniques.

This FireSmart based Home And Yard Assessment has been conducted for the Homeowner to provide a tool for understanding and implementing FireSmart strategies to further protect the property from the threat of approaching wildfire.

Figure 1: Property Location



2.0 PROPERTY / SITE LOCATION DESCRIPTION

The property assessed is described as 998 Ridge Way, Timber Ridge One, Windermere, BC and is within the Regional District of East Kootenay. The property is located at the top of a North to Northeast aspect slope of approximately 30 meters to the public access road below. Holland creek flows east to west beyond and paralleling the access road.

The front yard of the property is professionally landscaped with small to moderate shrubs scattered across the yard posing minimal fuel load threat. The North side of the property consists of driveway and garage within the 0-10m zone. The rear of the property consists of disturbed soil with scattered grasses on a moderate slope. The South side of the property is minimally vegetated on the property. The space between the property and the neighbour's property is moderately vegetated with common juniper and suppressed Douglas fir on the adjacent landowners property. The rear of the property is treed with scattered mature Douglas fir and patches of deciduous shrubs.

Figure 2: Timber Ridge Wildfire Threat Assessment Map



3.0 DESCRIPTION OF FORESTED LANDS

The community is located in the Interior Douglas fir (IDF) Biogeoclimatic zone in the Ministry of Forests and Range Biogeoclimatic Ecosystem Classification (BEC) system that naturally maintains attributes associated with open forest types by way of frequent, low intensity wildfires. Under the BC classification system this area falls with the open forest Natural Disturbance Type – NDT-4. Suppression and management activities both within the Columbia Valley lands and the adjacent private lands have altered this cycle creating forests with greater fuel loads than if left in a natural process.

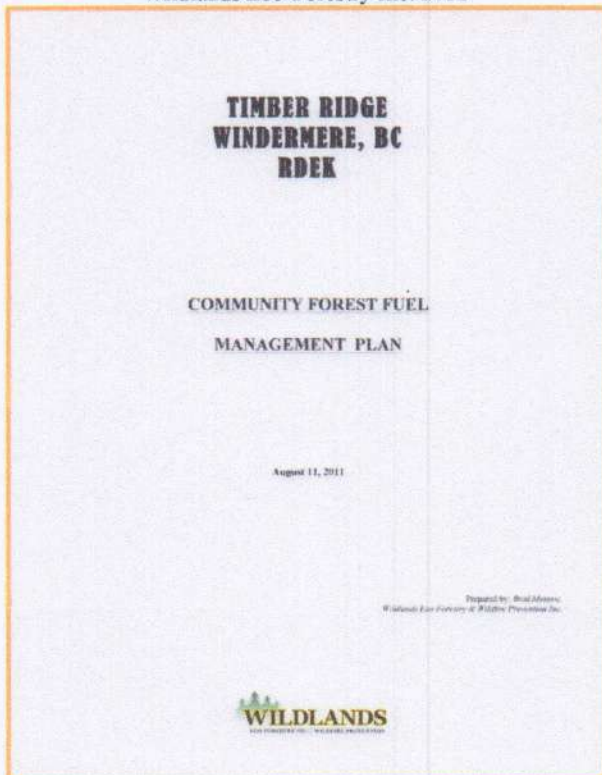
There is suppressed and decadent Douglas fir in all forest stand layers. The understory consists of uninterrupted ground and ladder fuels of dense Douglas fir regen and suppressed trees, Goats beard, and Douglas fir branches extending to the ground and Rocky Mountain juniper and common juniper. There is crown continuity of the overstory layer allowing the potential for fires to reach crown height and rapidly spread throughout the surroundings.

Encroachment is tree Ingrowth in previously treeless openings. Ingrowth often results in the retrogression of understory plant communities, the loss of habitat for sensitive wildlife species, and an increased risk of catastrophic wildfires.

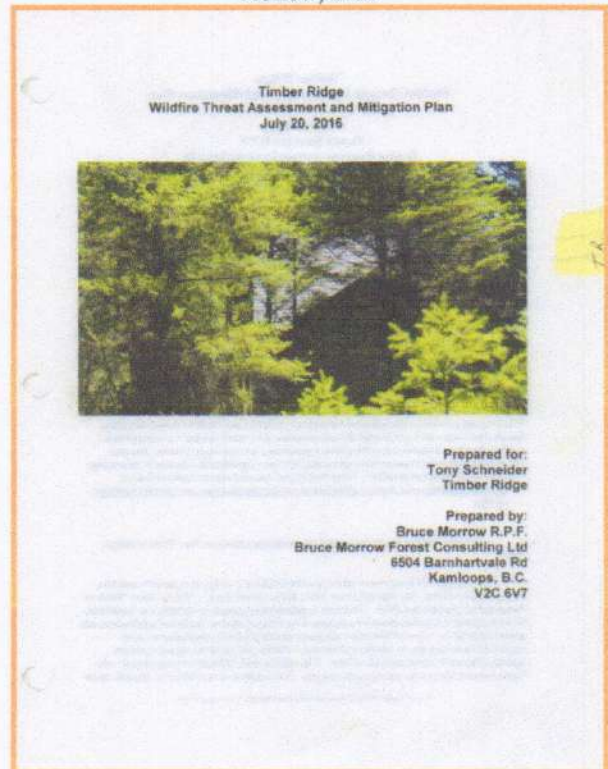
4.0 COMMUNITY WILDFIRE PROTECTION PLANNING

The two documents below are available through the Timber Ridge Community Association as tools for wildfire threat reduction planning within the community and for the individual homeowner.

Community Wildfire Protection Plan,
Wildlands Eco-Forestry Inc. 2011



Timber Ridge Wildfire Threat Assessment and Mitigation Plan, Bruce
Morrow, 2016



5.0 FIRE SMART HOME AND YARD ASSESSMENT

a) Identification of Wildfire Hazards

The following scores are based on the Firesmart Homeowners Assessment Guidelines and the Home And Property Evaluation performed on March 26th 2018. The assessment results indicated:

Zone 1 Home Assessment score	14
Zone 1 Yard assessment Score is	30
Zone 2 yard assessment Score is	25

Hazard: Low <21 Moderate: 21-29 High: 30-35 Extreme: >35

b) Mitigation requirements to reduce Wildfire Hazards

A FireSmart fuel reduction treatment was performed in conjunction with the assessment. Suppressed conifers were removed in Zones 1 & 2, trees retained were pruned to a height of ~2m and treatment debris was piled and burned. Retained mature Douglas fir trees within zone 1 were pruned creating an ~1-1.5m space between the tree and the structure.

c) Landscaping

No landscaping plan is required with this evaluation as the property is landscaped. It is recommended that future landscaping consist of non-coniferous species and the best practice Yard consideration recommendations within the FireSmart-Guide-to-Landscaping.

d) Access and traffic circulation

Principle access is provided by way of Ridge Way. All homes and roads are well marked and easily navigated.

e) Location of fire protection infrastructure

A fire hydrant is located in the northwest corner of the property at the edge of the paved public road as shown below.

Figure 3: Fire Hydrant Location



**Appendix 1:
Firesmart Home and Yard Hazard Score Evaluation
998 Ridge Way, Timber Ridge One**





FIRESMART SCORE CARD

Assess Your Risk from Wildfire

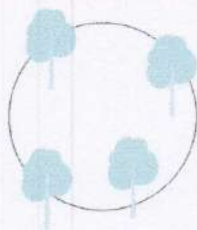
Answer the questions below to see what changes will make the greatest difference in reducing your home's risk from wildfire.

HOME / 10 metres			ZONE 1
What type of roofing material do you have?	Metal, clay tile, asphalt shingle or ULC-rated shakes (may be affected by the condition of your roof)	0	0
	Unrated wood shakes	30	
How clean is your roof?	No needles, leaves or other combustible materials	0	2
	A scattering of needles and leaves	2	
	Clogged gutters and extensive leaves	3	
What is the exterior of your home built of?	Non-combustible material stucco, metal siding or brick	0	0
	Logs or heavy timbers	1	
	Wood, vinyl siding or wood shakes	6	
How fire resistant are your windows and doors?	Tempered glass in all doors/windows	0	0
	Double-pane glass - Small/medium (<1 metre x 1 metre)	1	
	Double-pane glass - Large (>1 metre x 1 metre)	2	
	Single-pane glass - Small/medium (<1 metre x 1 metre)	2	
	Single-pane glass - Large (>1 metre x 1 metre)	4	
Are your eaves closed up and vents screened?	Closed eaves, vents screened with 3 millimetre wire mesh	0	0
	Closed eaves, vents without mesh	1	
	Open eaves, vents not screened	6	

HOME / 10 metres		ZONE 1	
Have you sheathed-in the underside of your balcony, deck, porch or open foundation?	Sheathed with fire-resistant materials	0	6
	Sheathed with combustible materials	2	
	Not sheathed	6	
Is your home set back from the edge of a slope?	Building is located on the bottom or lower portion of a hill	0	6
	Building is located on the mid to upper portion or crest of a hill	6	
HOME SCORE			14

YARD / Within 10 metres of home		ZONE 1	
Where is your woodpile located?	More than 10 metres away from any building	0	0
	Less than 10 metres away from any building	6	
What type of forest grows within 10 metres of your home?	TREES		30
	Deciduous (i.e. poplar, birch)	0	
	Mixed wood (both conifer and deciduous)	30	
	Conifer (i.e. spruce, pine, fir, cedar)	30	
What kind of surface vegetation and combustible materials are within 10 metres of your home and outbuildings?	Well-drained lawn or non-combustible landscaping material	0	0
	Uncut grass or shrubs	30	
	Twigs, branches and tree needles on the ground	30	
YARD (within 10 metres of home) SCORE			30

What kind of surface vegetation grows within 10 - 30 metres of your home?	TREES		10	
	Deciduous (i.e. poplar, birch, cottonwood)	0		
	Mixedwood (both conifer and deciduous)	10		
	CONIFER (i.e. spruce, pine, fir, cedar) See illustration below*			10
		Separated	10	
		Continuous	30	
	TWIGS, BRANCHES AND NEEDLES ON THE GROUND			5
		Scattered	5	
		Abundant	30	
Uncut grass or shrubs		5		
Are there shrubs and low branches (within 2 metres of the ground) in the surrounding forest?	None within 10 metres - 30 metres	0	0	
	Scattered within 10 metres - 30 metres of buildings	5		
	Abundant within 10 metres - 30 metres of buildings	10		
YARD (10 metres - 30 metres) SCORE			25	



SEPARATED
Trees are widely spaced and crowns do not touch or overlap



CONTINUOUS
High stand density where trees are tightly spaced and crowns frequently touch or overlap

Home and Yard Hazard Score

SITE		TOTAL SCORE
Zone 1 / Home and Yard	Home	14
	10 metres from the home	30
Zone 2 / Yard	10 metres - 30 metres from the home	25

HAZARD: Low: <21 Moderate: 21-29 High: 30-35 Extreme: >35

HOME CONSIDERATIONS

- Have you discussed wildfire damage and loss with your insurance provider?
- Is your roof in poor condition? A roof in poor condition will not provide protection from sparks and embers. Fire resistance deteriorates over time; check manufacturer guidelines to assess roof condition and potential fire resistance.
- Is your chimney clean? Does it have proper clearances, screens and spark arrestors?

YARD CONSIDERATIONS

- Is the area within 10 metres of buildings free of flammable trees, other vegetation and combustible materials?
- Are large capacity propane tanks within 10 metres of buildings? Are they clear of vegetation?
- Is fire suppression equipment readily available? Shovels, rakes, buckets and hoses should be easily accessible.
- Are burn barrels screened and at least 10 metres from combustible materials and buildings?
- Are overhead power lines clear of vegetation? Contact your service provider for assistance with removing trees in close proximity to utility lines.

Notes

Zone 1 (0-10m) Zone 2 (10-30m) forest fuel treatment performed March 29, 2018 by Wildlands Eco-Forestry Inc.

FireSmart Homeowner Assessment conducted April 2nd, 2018.

Timber Ridge community forest fuel treatment ongoing 2017/2018

Property backs onto treated common forested area.

Recommendations:

- clean needles, twigs from roof, gutters.
- consider moving propane tank away from home
- mow long grass, weeds from N, E + West sides of property - keep clean for minimum of 2 meters
- consider fire resistive sheathing under lower deck - prevent embers blowing under deck.
- Dryer vent is properly screened, check roof venting.
- Read and utilize FireSmart Homeowners manual



Evacuation Tips

READY TO GO KIT

	2 litres of water for each person
	Non-refrigerated food and a manual can opener
	Plastic or paper plates, cups and utensils
	Flashlights and extra batteries
	Radio with batteries
	A change of clothes
	Emergency contact information and the number of someone to call who lives out of town
	Pet food and supplies for at least three days
	Small first aid kit
	Personal identification card
	Personal hygiene items, soap and hand sanitizer
	Store medicine you usually take near your ready-to-go kit
	Cash in small denominations

WHEN YOU LEAVE, REMEMBER TO

	Make sure you are safe before assisting others
	Listen to the radio or television for information from authorities
	Turn off your home water, electricity and gas
	Post easy to see signs for water and gas shut-offs
	Follow your family evacuation plan
	Bring your ready-to-go kit
	Close doors and windows

Family Evacuation Plan

Fill out this form and keep it near your home phone or someplace where everyone in your house can easily find it. Keep a copy in your emergency kit, and rehearse your evacuation plan at least once a year.

Visit your provincial/territorial wildfire management agency website for up-to-date wildfire information.

For more information on how to prepare for a wildfire and other emergencies, go to: getprepared.gc.ca

OUR OUT-OF-TOWN EMERGENCY CONTACT IS:

Name	
Relationship	
Home Phone	
Cell Phone	
Address	
Email	

OUR EVACUATION ROUTES ARE (SKETCH ROUTES BELOW):

