

Fire Safety Preparation for Multi-Unit Buildings (AB 3074)



PACKARD
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What AB 3074 Addresses:

Assembly Bill 3074 focuses on wildfire risk reduction through defensible space requirements near structures. It introduces the concept of an ember-resistant zone, commonly referred to as Zone Zero, within five feet of buildings.

While regulations continue to be refined at the state and local level, the direction is clear. Combustible materials near structures significantly increase fire risk.

Why This Matters for HOAs:

For condominium and multi-unit communities, fire safety directly affects:

- Resident safety
- Property loss exposure
- Insurance availability and pricing
- Board liability

Zone Zero in Practical Terms:

Most communities should expect increased scrutiny of:

- Landscaping within five feet of buildings
- Mulch and ground cover materials
- Combustible storage near walls
- Wood fencing attached to structures
- Debris accumulation and maintenance frequency

Board Preparation Strategies:

- Confirm whether the community is located in a fire hazard severity zone
- Coordinate with local fire authorities on enforcement expectations
- Conduct site walks focused on building-to-landscape interfaces
- Update landscape specifications and vendor scopes
- Revise rules governing owner-controlled patios and balconies
- Plan phased implementation through operating budgets and reserves

How Packard Can Help:

PMG assists boards in translating fire safety requirements into practical vendor scopes, enforceable rules, and realistic budgets while maintaining strong homeowner communication.

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