



# TOWN OF FAIRFAX

## STAFF REPORT

### March 4, 2015

**TO:** Mayor and Town Council

**FROM:** Garrett Toy, Town Manager ↵

**SUBJECT:** Discuss/consider Bay Area Air Quality Management District (BAAQMD) model ordinance regarding the reduction of air pollution by regulating wood burning devices

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#### **RECOMMENDATION**

Discuss and consider BAAQMD model ordinance regarding wood burning devices and direct staff as appropriate.

#### **DISCUSSION**

Mayor Coler requested that this item be added to the agenda for discussion and consideration by the Council. Attached is the model ordinance from Bay Area Air Quality Management District ("BAAQMD"), their Quick Reference Guide, and the Town's current wood-burning ordinances (Chapter 8.64 of the Town Code). The Model Ordinance provides a menu of options to choose from. The quick reference guide is in essence a list (14 items) of options a community may want to consider in an updated ordinance.

The Town's current code regarding wood-burning devices (adopted 2007) addresses only Options 10 and 11 listed in the Reference Guide: "Removal of Non-compliant Devices upon Remodel" and "Operation of Non-compliant Wood-burning Devices," respectively. Specifically, similar to Option 10, the Town Code requires non-EPA compliant devices to be removed, replaced, or rendered inoperable if a remodel exceeds 50% of the assessed value. Similar to Option 11, the Town Code makes the use of non-EPA compliant devices unlawful after July 1, 2010, and requires they be removed or rendered inoperable, with the following exemptions: "Wood-burning appliances specifically designed for cooking, outdoor fireplaces, existing fireplaces, gas and pellet fueled appliances, permanently installed or dedicated gas log fireplaces..." (Chapter 8.64.040).

Any amendments to the current code based on the options listed in the Reference Guide may create require additional enforcement, administration, and/or monitoring duties for staff. Depending on the Council's direction, staff would return to the Council with a draft ordinance amending the Town Code regarding wood-burning devices.

#### **FISCAL IMPACT**

Additional staff time

#### **ATTACHMENTS**

Fairfax Town Code Chapter 8.64  
BAAQMD Model Ordinance  
BAAQMD Quick Reference Guide

AGENDA ITEM # 11

**CHAPTER 8.64: INSTALLATION OF WOOD-BURNING APPLIANCES, REMOVAL  
AND OPERATION OF NON-CERTIFIED WOOD BURNING APPLIANCES**

Section

- 8.64.010 Purpose
- 8.64.020 Findings
- 8.64.030 Definitions
- 8.64.040 Exemptions
- 8.64.050 Education program
- 8.64.060 Voluntary curtailment
- 8.64.070 Replacements for non-compliant appliances
- 8.64.080 Removal of non-certified wood heaters upon remodel
- 8.64.090 New construction, additions or remodels
- 8.64.100 Operation of non-compliant wood stoves and inserts
- 8.64.110 Permit requirements for replacement of wood-burning appliances
- 8.64.120 Prohibited fuels
- 8.64.130 Violation

**§ 8.64.010 PURPOSE.**

The purpose of this chapter is to improve air quality within the town by:

(A) Educating the public regarding the impacts of burning wood and the various types of wood-burning appliances;

(B) Regulating the type of wood-burning appliances that may be installed and maintained within the town; and

(C) By banning the use of non-certified burning appliances after July 1, 2010.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.020 FINDINGS.**

(A) The Town Council finds that the EPA and the California Air Resources Board ("CARB") adopted PM-10 and PM-2.5 as the National Ambient Air Quality Standards ("NAAQS") and the California Ambient Air Quality Standards ("CAAQS"), respectively, for particulate matter.

(B) Research indicates that wood smoke is a contributor to PM-10 and PM-2.5 levels and poses significant health risks to the public.

(C) The Town Council desires to lessen this risk to human health and the environment caused by pollution from wood-burning appliances.

(D) Therefore, a need exists to adopt regulations that apply to wood-burning combustion emissions.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.030 DEFINITIONS.**

**BAY AREA AIR QUALITY MANAGEMENT DISTRICT.** The air quality agency for the San Francisco Bay Area pursuant to Cal. Health & Safety Code.

**EPA.** The United States Environmental Protection Agency.

**EPA CERTIFIED WOOD HEATERS.** Any wood heater that meets the standard in Title 40, Part 60, Subpart AAA (Sections 60.530 et seq.) of the Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to

those regulations. An EPA certified wood heater may be freestanding, built-in, or an insert within a fireplace.

**FIREPLACE.** Any permanently installed masonry or factory-built wood-burning appliance designed to be used with an air-to-fuel ratio greater than or equal to 35 to 1.

**GARBAGE.** All solid, semi-solid and liquid wastes generated from residential, commercial and industrial sources, including, but not limited to, trash, refuse, rubbish, industrial wastes, asphalted products, manure, vegetable or animal solids or semi-solids.

**GAS FIREPLACE.** Any masonry or factory-built fireplace in which a device that has been designed to burn natural gas or liquefied petroleum gas in a manner that simulates the appearance of burning wood has been permanently installed so the burner pan and associated equipment are affixed to the masonry or metal base of the fireplace.

**INSERT.** Any wood heater designed to be installed in an existing masonry or factory-built fireplace.

**PAINTS.** All exterior and interior house and trim paints, enamels, varnishes, lacquers, stains, primers, sealers, under-coatings, roof coatings, wood preservatives, shellacs, and other paints or paint-like products.

**PAINT SOLVENTS.** All original solvents sold or used to thin paints or clean up painting equipment.

**PELLET-FUELED HEATER.** Any appliance that operates exclusively on solid fuel pellets.

**SOLID FUEL.** Wood or any other non-gases or non-liquid fuel.

**TREATED WOOD.** Wood of any species that has been chemically impregnated, painted or similarly modified to improve resistance to insects or decay.

**WASTE PETROLEUM PRODUCT.** Any petroleum product (other than fuels) that has been

refined from crude oil, and has been used or has been contaminated with physical or chemical impurities.

**WOOD-BURNING APPLIANCE.** A fireplace, wood heater, or pellet-fired heater or similar device burning solid fuel used for aesthetic or space-heating purposes.

**WOOD HEATER.** An enclosed, wood-burning appliance, that is not a fireplace capable of and intended for space heating that meets all the following criteria:

(1) An air-to-fuel ratio in the combustion chamber averaging less than 35-to-1 as determined by the manufacturer's listing and approved by the Building Official;

(2) A usable firebox volume less than 20 cubic feet (0.57 cubic meters);

(3) A minimum burn rate less than 11 lb/hr (kg/hr); and

(4) A maximum weight of less than 1,760 lbs (800kg). (For the purpose of this chapter, fixtures and devices that are normally sold separately, such as flue pipe, chimney and masonry components that are not an integral part of the appliance or heat distribution ducting do not count as part of the appliance weight.)

**WOOD STOVE.** A freestanding wood heater. (Ord. 720, passed 5-2-2007)

#### § 8.64.040 EXEMPTIONS.

Wood-burning appliances specifically designed for cooking, outdoor fireplaces, existing fireplaces, gas and pellet fueled appliances, permanently installed or dedicated gas log fireplaces, shall be exempt from all provisions of this chapter. The Building Official may approve an alternate wood-burning appliance, provided the Building Official finds that the proposed alternate appliance meets or exceeds the standards established for an EPA Phase II certified wood heater. (Ord. 720, passed 5-2-2007)

**§ 8.64.050 EDUCATION PROGRAM.**

The town through the Building Official, working in conjunction with the Fire Department, shall establish and maintain an on-going program to educate the public on the provisions of this chapter and the health impact of wood smoke. The education program shall identify the various types of smoke reduction methods, including use of cleaner burning pellet stoves, manufactured fire logs, and gas fireplaces. The town will educate the public on fireplace and woodstove maintenance and encourage cleaner-burning alternatives such as gas-fueled devices, pellet stoves and proper wood-burning techniques to build hotter, more efficient fires.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.060 VOLUNTARY CURTAILMENT.**

The town shall endeavor to provide public notification requesting that residents curtail the burning of wood during poor air quality episodes as determined by the Bay Area Air Quality Management District. Methods to notify the public could include the raising of a distinctive flag or pennant on town facilities, a written notice published in local newspapers, on websites, email notification by the Bay Area Air Quality Management District and oral notices presented by radio, telephone or television.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.070 REPLACEMENTS FOR  
NON-COMPLIANT APPLIANCES.**

(A) This section applies to both residential and commercial properties.

(B) It shall be unlawful to install a replacement wood-burning appliance that is not one of the following:

(1) A pellet-fueled appliance;

(2) An EPA Phase II-certified wood appliance manufactured after 1990; or

(3) A dedicated gas log fireplace or gas stove.

(C) The conversion of a gas fireplace to burn wood shall constitute the installation of a wood-burning appliance and shall be subject to the requirements of this chapter.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.080 REMOVAL OF NON-CERTIFIED  
WOOD HEATERS UPON REMODEL.**

A non-EPA Phase II-Certified wood heater, freestanding or insert, shall be removed, rendered inoperable or replaced with a compliant appliance, when the combination of an addition, alteration and/or remodel exceeds 50% based on the assessed valuation.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.090 NEW CONSTRUCTION, ADDITIONS  
OR REMODELS.**

Non-EPA Phase II-Certified wood-burning heaters or wood-burning fireplaces will not be allowed to be added in new construction, additions or remodels of any size. Pellet-fueled and gas appliances will be allowed.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.100 OPERATION OF NON-COMPLIANT  
WOOD STOVES AND INSERTS.**

Effective July 1, 2010, it shall be unlawful to use all non-EPA Phase II-Certified wood heaters, freestanding or insert, on any property within the town. After that date all noncompliant wood stoves and inserts must be removed or rendered inoperable. The Building Official may grant an exception to this section in the case of hardship. Examples of hardships include the following: a residential sole source of heat; a temporary sole source of heat; an inadequate alternative source of heat.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.110 PERMIT REQUIREMENTS FOR REPLACEMENT OF WOOD-BURNING APPLIANCES.**

Any person who plans to replace a wood-burning appliance must submit documentation to the Building Department, with a building permit application, demonstrating that the appliance is in compliance with this chapter as listed in § 8.64.070.  
(Ord. 720, passed 5-2-2007)

**§ 8.64.120 PROHIBITED FUELS.**

(A) Use of any of the following fuels in a wood-burning appliance is prohibited:

- (1) Garbage;
- (2) Treated wood;
- (3) Plastic products;
- (4) Rubber products;
- (5) Waste petroleum products;
- (6) Paints;
- (7) Paints solvents;
- (8) Coal;
- (9) Glossy or colored paper;
- (10) Particleboard; or
- (11) Salt-water driftwood.

(B) This section shall not apply to products designed specifically for use as fuel in a wood-burning appliance.

(Ord. 720, passed 5-2-2007)

**§ 8.64.130 VIOLATION.**

Violation of any provision of this chapter may be enforced pursuant to Titles 1 and 15 of the Fairfax Town Code.

(Ord. 720, passed 5-2-2007)

A MODEL ORDINANCE PERTAINING  
TO THE REDUCTION OF AIR POLLUTION BY REGULATING  
WOOD-BURNING DEVICES

BE IT ORDAINED BY the [City or County] of

[ ]:

WHEREAS, the United States Environmental Protection Agency (E.P.A) adopted a fine particulate matter (PM<sub>2.5</sub>) National Ambient Air Quality Standard (NAAQS) in 2006, and levels for the PM<sub>2.5</sub> NAAQS were selected to protect the health of people who are sensitive to exposure to fine particles; and

WHEREAS, research indicates that wood smoke is a significant contributor to PM<sub>2.5</sub> levels that pose significant health risks; and

WHEREAS, the Bay Area Air Quality Management District (BAAQMD) adopted Regulation 6, Rule 3: Wood-burning Devices in 2008 to reduce particulate matter pollution within the Bay Area and protect Bay Area residents from the negative public health impacts of wood smoke pollution. Among other things, Regulation 6, Rule 3 bans wood burning during *Winter Spare the Air* alerts, limits excess visible smoke, prohibits burning garbage, restricts the sale and installation of non-E.P.A. certified wood-burning devices and requires labeling on firewood and solid fuels within the Air District; and

WHEREAS, the [City or County] of [ ] finds that it shall be unlawful to violate any provisions of the BAAQMD Regulation 6, Rule 3. ; and

WHEREAS, the [City or County] of [ ] desires to lessen the risk to life and property from air pollution from wood-burning devices; and

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WHEREAS, the [City or County] of [ ] finds a need exists to adopt regulations which apply to wood-burning device emissions; [and]

*[Also include the following "WHEREAS" recital when Option 14, Private Enforcement of Wood Smoke Nuisance Ordinance is chosen as an option for inclusion in the City or County ordinance:]*

[WHEREAS, the [City or County] of [ ] finds there is a need for a private legal cause of action that defines the circumstances under which operation of a wood-burning device is likely to create a health hazard, declares such operation a nuisance, and provides a process that encourages resolution of disputes about such nuisances through informal meetings and mediation, before they may be taken to court.]

The [ ] Code shall be amended by adding the following:

APPLICABILITY: This ordinance shall apply within the limits of the [City or County] of [ ] as specified herein.

All wood-burning devices installed in existing or new residential units or wood-burning devices being added to or replacing wood-burning devices in existing residential units shall comply with this ordinance.

All wood-burning devices installed in existing or new commercial buildings or wood-burning devices being added to or replacing a wood-burning device in

1 existing commercial buildings shall comply with this ordinance. Commercial  
2 buildings shall include, but shall not be limited to, hotels and restaurants.

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4 Gas fireplaces shall be exempt from this ordinance. However, the conversion  
5 of a gas fireplace to burn wood shall constitute the installation of a wood-  
6 burning device and shall be subject to the requirements of this ordinance.

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8 A wood-burning device shall comply with this ordinance if (1) it is existing  
9 (2) it is reconstructed, (3) additions, alterations, or repairs are made to  
10 the device, or (4) the residential unit or commercial building in which the  
11 device is located is renovated, and/or the renovation includes opening up  
12 walls immediately adjacent to the device.

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14 DEFINITIONS: [*Include definitions below which are applicable to the ordinance*  
15 *overall and applicable to any options chosen for inclusion in the City or*  
16 *County ordinance.*]

17 1. "Bay Area Air Quality Management District (BAAQMD)" means the air  
18 quality agency for the San Francisco Bay Area pursuant to California Health  
19 and Safety Code Section 40200.

20 2. "BAAQMD Winter Spare the Air Alert" means any curtailment period so  
21 declared to the public by the Air Pollution Control Officer (APCO) of the  
22 BAAQMD when a negative impact upon public health is anticipated, resulting  
23 from PM<sub>2.5</sub> levels forecast to exceed 35 micrograms/m<sup>3</sup>.

24 3. "Complaining party" means any person who wishes to limit another  
25 person's use of a wood-burning device.

26 4. "E.P.A." means the United States Environmental Protection Agency.

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1 5. "E.P.A. certified" means any wood-burning device that meets the  
2 standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in  
3 effect at the time of installation and is certified and labeled pursuant to  
4 those regulations or as amended. This definition applies only to CERTIFIED  
5 devices and NOT to devices that are QUALIFIED under the E.P.A.-Qualified  
6 wood-burning fireplace program or any other certification program or other  
7 approval program by any other agency or entity.

8 6. "Fireplace" means any permanently installed masonry or factory-built  
9 wood-burning device, except a pellet-fueled wood-burning device, designed to  
10 be used with an air-to-fuel ratio greater than or equal to 35 to 1.

11 7. "Garbage means all solid, semisolid and liquid wastes generated from  
12 residential, commercial and industrial sources, including but not limited to:  
13 magazines, junk mail, financial statements, plastic products, used pallets,  
14 driftwood, plywood, particle board, coal, Styrofoam, wrappers, trash, refuse,  
15 rubbish, industrial wastes, asphaltic products, manure, compost, vegetable or  
16 animal solids and semisolid wastes, and other discarded solid and semisolid  
17 wastes.

18 8. "Gas fireplace" means any device designed to burn natural gas  
19 exclusively in a manner that cannot burn solid fuel at any point during its  
20 construction.

21 9. "Immediate neighbor" means a resident of a building on a parcel that  
22 abuts or confronts a property with a wood-burning device or a building that  
23 has a direct line of sight from the highest residential floor to the source  
24 of the smoke, and who resides within 120 feet of a source of wood smoke.  
25 However a person is not an immediate neighbor if there is an impermeable  
26 surface, such as a wall or structure, which blocks the line of sight between

1 the source of smoke and the top of the highest residential floor of the  
2 building in which resident lives.

3 10. "Improper fuel" includes, but is not limited to, garbage, treated wood,  
4 non-seasoned wood, used or contaminated wood pallets, plastic products,  
5 rubber products, waste petroleum products, paints and paint solvents, coal,  
6 animal carcasses, glossy and/or colored paper, salt water driftwood, particle  
7 board, and any material not intended by a manufacturer for use as a fuel in a  
8 wood-burning device. Improper fuel may be evidenced by smoke or odor.

9 11. "Non-compliant device" means any wood-burning device that is not E.P.A.  
10 certified or pellet-fueled.

11 12. "Paint solvents" means all solvents sold or used to thin paints or to  
12 cleanup painting equipment.

13 13. "Pellet-fueled device" means any wood-burning device that operates  
14 exclusively on wood pellets.

15 14. "Ringlemann Chart" means a numerical ranking system whereby graduated  
16 shades of gray varying by five equal steps between white and black are  
17 visually compared to the density of smoke. The chart, as distributed by the  
18 United States Bureau of Mines, provides the graduated shades 1,2,3,4 and 5,  
19 which are known as Ringelmann No.1, 2, 3, 4 and 5, respectively. The system  
20 is used in determining whether emissions of smoke are within the limits or  
21 standards of opacity.

22 15. "Solid fuel" means wood or any other non-gaseous or non-liquid fuel.

23 16. "Smoke health hazard" means operation of a non-compliant wood-burning  
24 device or operation of a compliant wood-burning device in a manner not  
25 consistent with the manufacturer's instructions, including burning improper  
26 fuel.

1 17. "Treated wood" means wood of any species that has been chemically  
2 impregnated, painted or similarly modified to improve resistance to insects  
3 or weathering.

4 18. "Visible Emissions" means emissions which are visually perceived by an  
5 observer. Restrictions on visible emissions in this ordinance are expressed  
6 as numbers on the Ringlemann Chart, as published by the United States Bureau  
7 of Mines.

8 19. "Waste petroleum products" means any petroleum product other than  
9 gaseous fuels that has been refined from crude oil, and has been used, and as  
10 a result of use, has been contaminated with physical or chemical impurities.

11 20. "Wood-burning device" means any wood-burning stove or heater, pellet-  
12 fueled device, fireplace, or any device used to burn any solid fuel for  
13 space-heating or aesthetic purposes.

14 21. "Wood-burning device operator" means any individual, corporation or  
15 other entity operating a wood-burning device.

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17 REQUIREMENTS [ ] [City or County] may include all or some of the  
18 following depending upon the requirements that [ ] [City or  
19 County] determines will be applicable to their jurisdiction]:

20 Option 1. BAAQMD Winter Spare the Air Alert: It shall be unlawful to  
21 use any wood-burning device when the Bay Area Air Quality Management  
22 District issues a "Winter Spare the Air Alert" warning.

23 Option 2. Visible Emissions Limitation: No person shall cause or  
24 allow a visible emission from any wood-burning device in any building or  
25 structure that exceeds No. 1 on the Ringlemann Chart or 20 percent opacity  
26 for a period or periods aggregating more than three consecutive minutes in

1 any one hour period. Visible emissions created during a fifteen minute  
2 start-up period are exempt from this regulation. [Note: there are  
3 significant training requirements for any personnel enforcing this  
4 standard - participation in an initial 40 hour course with every 6 months  
5 smoke school refresher course with certification requirement; for night  
6 reading certification, an additional course is required every 6 months.]

7 Option 3. Installations - Wood-burning Devices: Where there is  
8 propane, natural gas and/or electrical service, it shall be unlawful to  
9 install any wood-burning device. If there is no propane, no natural gas  
10 and/or no electrical service, a wood-burning device that is either an  
11 E.P.A. certified or a pellet-fueled device may be installed.

12 3a. Any person who plans to install a wood-burning device must submit  
13 documentation to the Building/Planning Department of [ ] [City or  
14 County] demonstrating that the residence/business does not have access  
15 to propane, natural gas and/or electrical service.

16 Option 4. Sales Prohibition of Outdoor Wood-burning Devices: It shall  
17 be unlawful to sell, offer for sale or buy any portable or permanently  
18 installed outside wood-burning device including but not limited to, burn  
19 bowls, chimineas, fireplaces, or similar outdoor wood-burning devices  
20 within the boundaries of [ ] [City or County].

21 Option 5. Prohibition of Indoor Wood-burning Devices: It shall be  
22 unlawful to install a new or used indoor wood-burning device.

23 Option 6. Prohibition of Outdoor Wood-Burning Devices: It shall be  
24 unlawful to install and/or use outdoor fireplaces, chimineas, burn bowls,  
25 or similar outdoor wood-burning devices.

1 Option 7. Real Estate Transfer: It shall be unlawful to sell and/or  
2 transfer real estate that contains a wood-burning device that is not  
3 E.P.A. certified or pellet-fueled at the time of a real estate sale/change  
4 of ownership. Such wood-burning devices, including all inside and outside  
5 devices, shall be removed prior to real estate sale/change in ownership  
6 and/or title.

7 Option 8. Device Maintenance Requirements: It shall be unlawful to  
8 operate a wood-burning device unless it has been maintained and inspected  
9 [insert frequency as applicable for City or County, e.g., annually, every  
10 2, 3, 4 or 5 years] by a qualified hearth industry specialist. The  
11 [insert frequency] maintenance records shall be submitted to the [ ]  
12 [City or County] Building/Planning Department by June 15 of the year  
13 after the required maintenance/inspection was conducted.

14 Option 9. Registration of Wood-burning Devices: Effective [XXX date],  
15 it shall be unlawful to operate a wood-burning device unless the device is  
16 registered with the Building/Planning Department of [ ] [City or County]  
17 and the owner/operator has paid the required registration fee in the  
18 amount of [ ]. The fee is required to implement and enforce this  
19 ordinance/chapter.

20 Option 10. Removal of Non-compliant Devices Upon Remodel: A non-  
21 certified device, free-standing or insert, shall be removed, rendered  
22 inoperable or replaced with an E.P.A. certified device or pellet-fueled  
23 device when a building permit is required and:

24 10a. A remodel or addition exceeds [XXX - e.g., 300-500] square  
25 feet; or  
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1           10b.       the combination of the addition, alteration or remodeling  
2                           exceeds 50% of the floor area of the existing structure; or

3           10c.       a renovation includes opening up walls immediately adjacent  
4                           to the wood-burning device.

5   Option 11.       Operation of Non-Compliant Wood-burning Devices: Effective  
6   [XXX date], it shall be unlawful to use any non-E.P.A. certified device or  
7   non-pellet-fueled device on any property within the boundaries of the  
8   [City or County]. *[May also include the following if applicable for City*  
9   *of County: After that date, all noncompliant wood-burning devices shall be*  
10   *rendered inoperable (as determined by the Building/Planning Department*  
11   *Official) or removed.]* The Building/Planning Department Official may  
12   grant an exemption in cases of extreme hardship.

13   Option 12.       Allowable Burn Days: Effective [XXX date] from November 1  
14   through February 28 each year, it shall be unlawful to operate any type of  
15   indoor or outdoor wood-burning device unless the [City or County] has  
16   posted the day to be an "Allowable Burn Day." The City shall determine  
17   Allowable Burn Days according to the air quality forecasts made on the day  
18   prior by 1400 hours. Allowable Burn Days shall only occur on days for  
19   which the Bay Area Air Quality Management District has forecast the Air  
20   Quality Index (AQI) for PM<sub>2.5</sub> to be either in the Good [Range 0-50] or  
21   *within* the AQI Moderate Range from 51-75. AQI forecasts in the Moderate  
22   Range >75 to 100 or higher AQI ranges shall not be Allowable Burn Days.

23   Option 13.       Wood-burning Ban: Effective January 1, 2016 [or alternate  
24   date], use of any type of indoor or outdoor wood-burning device shall be  
25   banned at all times from November 1 through February 28 each year.

26   Effective January 1, 2020 [or alternate date], use of any type of indoor

1 or outdoor wood-burning device shall be banned at all times of the year.  
2 The Building/Planning Department Official may grant an exemption in cases  
3 of extreme hardship.

4 Option 14. Private Enforcement of Woodsmoke Nuisance Ordinance

5 14a. Enforcement: A smoke health hazard under this ordinance/chapter is  
6 not a misdemeanor or infraction, and the enforcement of this  
7 ordinance/chapter shall be by private parties only. The complaining  
8 party shall have the right to bring injunctive action to enforce any  
9 restorative action ordered pursuant to this ordinance/chapter.

10 14b. Dispute Resolution: The following procedures shall be followed in  
11 the resolution of disputes about smoke health hazards (also including  
12 burning garbage and/or other inappropriate materials) under this  
13 ordinance/chapter.

14 14b(1). Initial Reconciliation: A person who believes that  
15 the operation of a wood-burning device has created a smoke  
16 health hazard shall notify the wood-burning device operator  
17 in writing, within 30 days of an occurrence of an alleged  
18 smoke health hazard. The letter of notification must  
19 include a description of the problem and a reference to  
20 this ordinance/chapter. The notification should, if  
21 possible, be preceded by personal discussions to enable the  
22 complaining party and wood-burning device operator to  
23 attempt to reach a mutually agreeable solution. Potential  
24 solutions may include, but are not limited to: changing the  
25 frequency, duration, or timing of wood-burning; using the  
26 wood-burning device only during certain weather conditions;

1 or operating the wood-burning device only when the  
2 complaining party is not at home; and prohibiting burning  
3 of garbage or other inappropriate materials at any time.  
4 14b(2). Mediation: If an initial reconciliation attempt  
5 under subdivision 14b(1) fails, the complaining party shall  
6 propose mediation, in writing. The wood-burning device  
7 operator may accept this proposal within 30 days. If the  
8 operator does not do so, the complaining party may file an  
9 action in Superior Court pursuant to subdivision 14b(4)  
10 below. If mediation is elected, the parties shall mutually  
11 agree upon a mediator and split the costs thereof.  
12 14b(3). Binding arbitration: In those cases where the  
13 initial reconciliation process fails and where mediation  
14 has not resolved the dispute, the complaining party may  
15 offer to submit the dispute to binding arbitration and the  
16 operator may elect binding arbitration. The identity of the  
17 arbitrator shall be agreed upon by both the complaining  
18 party and the operator, who shall indicate such agreement  
19 in writing. The arbitrator shall follow the provisions of  
20 this ordinance/chapter to reach a fair resolution of the  
21 complaint and shall submit a complete written report to the  
22 complaining party and the operator. This report shall  
23 include the arbitrator's findings (including the arbitrator  
24 shall order such remedial action as may be necessary to  
25 prevent further smoke health hazards and remedial actions  
26 may not require, but may allow as an option, physical



1 changes to the operator's wood-burning device, chimney or  
2 property) and a list of all mandated remedial actions, with  
3 any appropriate conditions concerning such actions,  
4 including a schedule by which the ordered mandates must be  
5 completed.

6 14b(4). Litigation: In those cases where initial  
7 reconciliation and mediation fail, and binding arbitration  
8 is not elected, the complaining party may file an action in  
9 a court of competent jurisdiction for resolution of the  
10 smoke health hazard claim under the provisions of this  
11 ordinance/chapter. The litigant must state in the lawsuit  
12 that arbitration was offered and not accepted.

13 14c. Remedies: The mediator shall recommend or the arbitrator or court  
14 shall order such remedial action as may be necessary to prevent further  
15 smoke health hazards.

16  
17 GENERAL REQUIREMENTS [To be included in all ordinances]:

18 ENFORCEMENT:

19 Any person violating any of the provisions of this ordinance/chapter shall be  
20 deemed guilty of a misdemeanor and upon conviction shall be punishable as  
21 provided by law. [*This Enforcement section is not applicable and shall not be*  
22 *included if only Option 14 is chosen for inclusion in the ordinance.*]

23  
24 IF ANY SECTION, subsection, sentence, clause or phrase or word of this  
25 ordinance/chapter is for any reason held to be unconstitutional by a court of  
26

1 competent jurisdiction, such decision shall not affect the validity of the  
2 remaining portions of this ordinance/chapter.

3

4 The [ ] of the [ City or County] of [ ] hereby  
5 declare that it would have passed and adopted this ordinance and all  
6 provisions thereof irrespective of the fact that any one or more of said  
7 provision be declared unconstitutional.

8

9 INTRODUCED and ordered Posted/Published this [ ] day of [ ].

10

11 ADOPTED this [ ] day of [ ], by the following vote:

12

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAIN:

17

18

19

20 ATTEST:

APPROVED AS TO FORM:

21

22

23

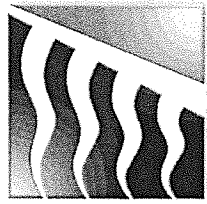
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BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT



### Quick Reference Guide to the Air District's Model Ordinance for Wood-burning Devices

The Bay Area Air Quality Management District (Air District) has developed a new "Model" Wood Smoke Ordinance for your consideration and possible adoption by your City/County. While many cities and counties have previously adopted wood smoke ordinances, updating the ordinances may be appropriate at this time. The new model ordinance provides a menu of options to choose from. You may choose to include some or all of the options, depending on the needs of your community. You may also use variations of the options or add other options which are not included in the model.

Option	Title	Description
1	BAAQMD Winter Spare the Air Alert	Prohibits wood-burning when the Air District calls a <i>Winter Spare the Air Alert</i> .
2	Visible Emissions Limitation "Opacity Limits"	Prohibits excess visible emissions from a wood-burning device year-round. <i>Note: Extensive smoke school training is required for persons enforcing this standard.</i>
3	Installations – Wood-burning Devices	Prohibits installation of wood-burning devices when there is propane, natural gas and/or electric service. If allowed, requires installation only of cleaner devices.
4	Sales Prohibition of Outdoor Wood-burning Devices	Prohibits sales of outdoor wood-burning devices within the City/County boundaries.
5	Prohibition of Indoor Wood-burning Devices	Prohibits installation of indoor wood-burning devices.
6	Prohibition of Outdoor Wood-burning Devices	Prohibits installation or use of outdoor wood-burning devices.
7	Real Estate Transfer	Requires removal of inside or outdoor wood-burning devices upon Real Estate Transfer.
8	Device Maintenance Requirements	Requires periodic maintenance and inspection of wood-burning devices by a qualified hearth industry specialist and submittal of the maintenance/inspection report to City/County Building/Planning Department.
9	Registration of Wood-burning Devices	Requires registration (and fee) for wood-burning devices. The registration fee is required to implement and enforce the ordinance.
10	Removal of Non-compliant Devices Upon Remodel	Requires removal of non-compliant wood-burning devices upon a major remodel.
11	Operation of Non-Compliant Wood-burning Devices	Bans use of non-compliant wood-burning devices after specified date. Allows exemptions in cases of extreme hardship.
12	Allowable Burn Days	Provides use of lower "trigger levels" for City/County to ban wood-burning during the <i>Winter Spare the Air Season</i> (November 1 through February 28).
13	Wood-burning Ban	Prohibits all wood-burning progressive over time. Initially prohibits wood-burning during the <i>Winter Spare the Air Season</i> (November 1 through February 28). Finally, prohibits wood-burning at all times of the year. Allows exemptions in cases of extreme hardship.
14	Private Enforcement of Woods smoke Nuisance Ordinance	Provides a private party legal cause of action including a dispute resolution process and court action for wood smoke nuisance(s). This option is based on the City of Berkeley ordinance.