



City of Sebastopol  
BUILDING DEPARTMENT  
7425 Bodega Ave  
Sebastopol, CA 95472  
(707) 823-8597  
Fax 823-4703

**INSTALLATION OF WOOD BURNING APPLIANCES, REMOVAL AND  
OPERATION OF NON-CERTIFIED WOOD HEATERS**

The following information is presented as a guide to the City of Sebastopol's wood burning appliance ordinance as referenced in Sebastopol's Municipal Code, Section 15.70. For all other information, please refer to the Wood Burning Appliance Ordinance that can be obtained at the City Building Department or City Web Site [www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us).

The City of Sebastopol Building and Safety Department is the enforcement agency for the Wood Burning Appliance Ordinance. Any questions regarding the Ordinance should be directed to the Building and Safety Department at: 7425 Bodega Avenue, Sebastopol, CA 95472 Phone: (707) 823-8597.

This information is intended to create a general understanding of the requirements of the Municipal Code. The purpose of this ordinance is to minimize particulate emissions in the future and decrease particulate emissions from existing installations.

**Non-Operation of Non-Certified Wood Heaters-Effective June 1, 2005**

Section 15.70.100 of the Sebastopol Municipal Code reads as follows:

*“Effective June 1, 2005 it shall be unlawful to use, all non EPA or Northern Sonoma County Pollution Control District certified wood heaters, freestanding or insert on any property within the City of Sebastopol.*

**Required Removal Upon Transfer or Sell- Effective date June 1, 2004**

Section 15.70.120 pertaining to; Required Removal of Non-Certified Wood Heaters Upon Sale/Transfer of a Property.

Section 15.70.120 of the Sebastopol Municipal Code reads as follows:

*“No person shall sell or transfer any real property located within the City of Sebastopol, which contains a wood heater without first assuring that each wood heater included in the real property is either Environmental Protection Agency (EPA) or Northern Sonoma County Pollution Control District certified or a pellet fueled wood heater, or is permanently rendered inoperable, or removed. (City will inspect the wood heater to determine compliance with this section. The Building and Safety Division, upon request, may approve other means of verification of compliance with this section (Effective date June 1, 2004)”. Open fireplaces and pellet stoves are not considered to be a prohibited use and therefore do not need to be inspected.*

- **The City of Sebastopol Building and Safety Department will Perform an inspection of any wood heater within a property Being transferred or sold within Sebastopol. A request for Inspection must be made twenty-four hours prior to the time of The anticipated inspection.**
- **A fee of fifteen dollars (\$15.00) will be charged for each Inspection of a wood heater or appliance and must be paid Prior to the inspection being performed.**
- **The person/s requesting the inspection must make the wood heater/s manufactures information plate accessible for Inspection. The Inspector will not move the unit or items Enclosing the unit to gain access to said information. (Note: The manufacturer’s information plate is in most cases located on the exterior side or rear portion of the unit) If the unit does not have a manufacturer’s information plate it is the responsibility of the person/s requesting the inspection to provide acceptable documentation that the unit is in compliance with the wood smoke ordinance.**
- **As an alternate means of compliance with the Ordinance, the person/s transferring the property may have a Certified Home Inspector, Licensed Mechanical (C-20) or General Contractor or a Woodstove Vendor document that the wood heater is in compliance with the Ordinance by providing documentation signed by the transferring party and the Home Inspector. The**

**Building Department will provide a form for the Inspector to file with the department and enter it into the permanent address file for said property. (Note: There is no charge for this service)**

**A *Wood Heater* is an enclosed appliance capable of and intended for space heating that meets all of the following:**

- 1. An air-to-fuel ratio in the combustion chamber averaging less than 35-to-1 as determined by the test procedures prescribed 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 ordinance, fixtures and devices that are normally sold separately, such 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.**

**Thank you for your cooperation with the City of Sebastopol's desire to provide improved air quality by reducing the impacts of burning wood.**