

APPENDIX K WILDLAND URBAN INTERFACE REQUIREMENTS

SECTION K101 GENERAL

K101.1 Scope. All lots with a development plan and subdivision plat within the wildland urban interface approved on or after April 1, 1993, as well as lots with dwelling units and ancillary buildings constructed or reconstructed on or after January 15, 2013, shall comply with this Appendix.

K101.1.1 All lots within the wildland urban interface with dwelling units and ancillary buildings in which decks are added, modified, altered, or reconstructed on or after June 30th, 2023, will comply with this Appendix.

K101.1.2 All lots within the wildland urban interface with dwelling units and ancillary buildings in which are completely rebuilt or receive 50% net or more exterior siding/covering/material replacement on or after June 30th, 2023, will comply with this appendix.

K101.2 Development plans and subdivision plats. All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following disclosure statements:

1. Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.
2. All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement fuels management requirements in **Section 103** of this Appendix. An approved inspection must be obtained from the fire code official prior to final inspection by the building code official and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the fire department prior to the framing inspection with subsequent approval obtained before building final.

K101.3 Permits and inspections. Permits and inspections shall be required as set forth in this section.

1. Construction Permit Review Requirements. All requirements must be reviewed and approved by the fire code official prior to permit issuance and prior to final inspection.
2. Prior to Framing Inspection. Before a dig out and foundation pour, a fuels management inspection with the Wildfire Mitigation Section is required. The home shall be staked out in the intended location for an appropriate inspection to be conducted.
3. At Framing: An inspection shall be scheduled to check any attic/roof/eave vent protection. This inspection shall be scheduled with the Construction Services Section.
4. A final fire department inspection to verify compliance will be required prior to the Issuance of the Certificate of Occupancy. This inspection shall be scheduled with the Construction Services Section.

SECTION K102 DEFINITIONS

K102.1 Definitions. The following terms are defined in this Appendix.

Ancillary Buildings. A building or structure constructed for non-residential occupancy that is providing support to the primary activities or use of the lot that is greater than 120 square feet in size and at least 3 feet away from the primary structure.

Character Tree. Character trees shall be defined as existing, mature, overstory trees that are unique to the site: i.e., species-specific, or large diameter (>12 inches diameter at 4.5 feet above grade), or wildlife essential (nesting habitat). This includes Gamble Oak with a diameter of >5 inches.

Combustible. A substance or material that is readily ignitable, that may be set on fire, or which is

liable to take fire and burn.

Dripline. The area directly located under the outer circumference of the tree's branches.

Fuels Management. The act or practice of controlling fuels through mechanical, chemical, biological or manual means, or by fire, in support of land management objectives.

Ignition Resistant Construction. The use of materials and systems in the design and construction of a building or structure to safeguard or provide reasonable protection against the ignition and/or spread of fire to or from buildings or structures.

Reconstructed. Dwelling units or ancillary buildings or structures that are completely rebuilt or receive 50% or more exterior siding/covering/material replacement.

Safety Zone. The safety zone is the first thirty feet (30') immediately surrounding a structure, not to extend beyond the property line.

Structure. That which is built or constructed.

Wildland Urban Interface (WUI). An area of heightened wildfire risk, where structures and other human development meets or intermingles with wildland or vegetative fuels as identified by The Colorado Springs Fire Department.

SECTION K103 FUELS MANAGEMENT REQUIREMENTS

K103.1 Scope. All lots with development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, as well as lots with dwelling units constructed or reconstructed after January 15, 2013.

K103.2 Brush patches or clusters. Brush patches or clusters may be left in the safety zone but shall be separated by clear areas of at least ten feet (10') or more of non-combustible materials and/or grass mowed to not more than four inches (4) in height.

K103.3 Clearance to the main structure. No hazardous brush or trees (i.e., junipers and conifers) shall be allowed within fifteen feet (15') of the main structure or ancillary building as measured from the drip line of the tree. Conifers or other similarly combustible plants shall not be planted under soffit vents.

Exceptions:

1. When approved by the fire code official, small brush patches or trees, not exceeding one hundred (100) square feet in size and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone.
2. Approved plants with fire resistant characteristics are allowed within fifteen feet (15') of the main structure or ancillary structure.
3. When approved by the fire code official, character trees may be within fifteen feet (15') of a structure. Character trees must be limbed up to a height of ten feet (10') above the ground or no more than one-third the height of the tree, and vegetation must be cleared within ten feet (10') of the dripline.

K103.4 Pruning of dead limbs. Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground or no more than one-third the height of the tree. Tree clusters may be allowed if sufficient clear area is provided and approved.

K103.5 Clearance of tree branches to structures or appurtenances. Tree branches, with the exception of character trees and deciduous trees, shall not extend over or under the roof or eaves and shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance, or chimney.

SECTION K104 ROOF COVERINGS

K104.1 Resistant roofing materials. After January 1, 2003, a class A roof covering (excluding solid wood roofing products) shall be installed on all residential occupancies and a minimum class B roof covering shall be installed on all remaining occupancies (not to replace Class A where already required by the Building Code) at the time a permitted roofing or reroofing application is done within the limits of the City of Colorado Springs, Colorado unless specifically approved by the fire code official.

SECTION K105 STRUCTURE HARDENING

K105.1 Structure hardening. The following requirements shall be enforced for all dwelling units constructed or reconstructed, after January 15, 2013, and all decks added, modified, altered, or reconstructed on or after June 30th, 2023, within the wildland urban interface:

1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies unless otherwise permitted.
2. Exterior cladding, eaves, and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include but are not limited to fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.

Exception: Natural wood or plastic products used for fascia, trim board materials, and trim accents, such as corbels, false rafter tails, faux trusses, shutters, and decorative vent materials may be permitted when painted or as approved.

3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition-resistant materials such as those allowed in item 2 above.

Exception: Heavy timber or dimensional log construction as defined by Pikes Peak Regional Building Department, or the International Building Code is allowed.

4. Exterior doors shall be noncombustible or solid core not less than 1 3/4 inch thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.

Exception: Decorative single pane glazing in front entry doors is allowed.

5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.
6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the fire code official. Gable vents are not allowed except when approved by the fire code official.
7. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a non-combustible landing area below the roof line, which is a minimum 5-foot (5) distance from the side of the structure or foundation.
8. Decks and other habitable exterior spaces shall be constructed of ignition-resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface but can be used for all large structural components and railings. Exposed wood of heavy timber or dimensional log construction is allowed to be used for vertical support posts for covered decks and patios.
9. The base of exterior walls, posts, or columns shall be protected on the bottom side with provisions such as fire-resistant foam or wire mesh having openings no larger than 1/8 inch to protect them from ember intrusion and still allow for weeping and moisture control.

10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap.

K105.2 Alternative materials. Alternative materials or construction methods not specifically addressed in **section K105** may be considered on a case-by-case basis if found to have comparable ignition-resistant properties and as approved by the fire code official.

SECTION K106 FIRE PROTECTION SYSTEMS

K106.1 Scope. Fire protection system requirements for wildland urban interface homes shall only apply to the conditions in this section.

K106.2 Fire protection systems. Homes upon lots within the wildland urban interface illustrated on development plans approved on or after April 1, 1993, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot lies beyond one thousand feet (1,000') along a roadway serving, a cul-de-sac, dead-end road or single access point, or lies beyond roadways with grades in excess of ten percent (10%) if roadways are the primary vehicular points of access to the home. Additionally, development plans which contain streets or lots that meet this criterion shall contain the following statement:

A monitored fire alarm system or a fire sprinkler system is required for residences built upon the following lot(s): The fire code official shall review all building plans, determine system requirements, and issue appropriate permits. A visual piping inspection must be secured through the fire code official prior to requesting the framing inspection. Final inspection and approval of the system must be secured through the fire code official prior to final inspection by the Building Department and/or occupancy of the residence.