

WILDFIRE RESILIENCY CODE



Colorado Springs Fire Department – Fire Code
Appendix K – Wildland Urban Interface Requirements

April 28, 2026 City Council

Fire Marshal Kris Cooper - Fire Department

SPECIAL NOTE



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BACKGROUND



- SB 23-166 Established the Colorado Wildfire Resiliency Code Board (CWRCB)
- CWRCB responsible for drafting and adoption a state-wide wildfire code (CWRC)
- The CWRC was adopted by the State on June 1, 2025
- CWRC must be adopted By April 1, 2026
- CWRC must be implemented by July 1, 2026

HIGHLIGHTS



- Applies to Commercial and Residential
- Impact = 1200 – 1500 projects per year
- No change to existing WUI shape
- Adds east side (PUI)
- Strengthens current efforts for community-wide wildfire mitigation

KEY UPDATES

Classification of Hazards

- Wildland Urban Interface Risk Area, Class 1
- Wildland Urban Interface Risk Area, Class 2
- Applies to residential and commercial properties
- New Map

Wildland Urban Interface Risk Area; General Requirements

- Roof, Fuels and Site Management, and Structure Hardening requirements
- These apply to structures in both Class 1 and Class 2 areas

Wildland Urban Interface Risk Area; Specific requirements

- Fuels and Site Management, Fencing, Retaining walls
- Structure Hardening Requirements

CLASSIFICATION OF RISK



Comparison

Class I areas

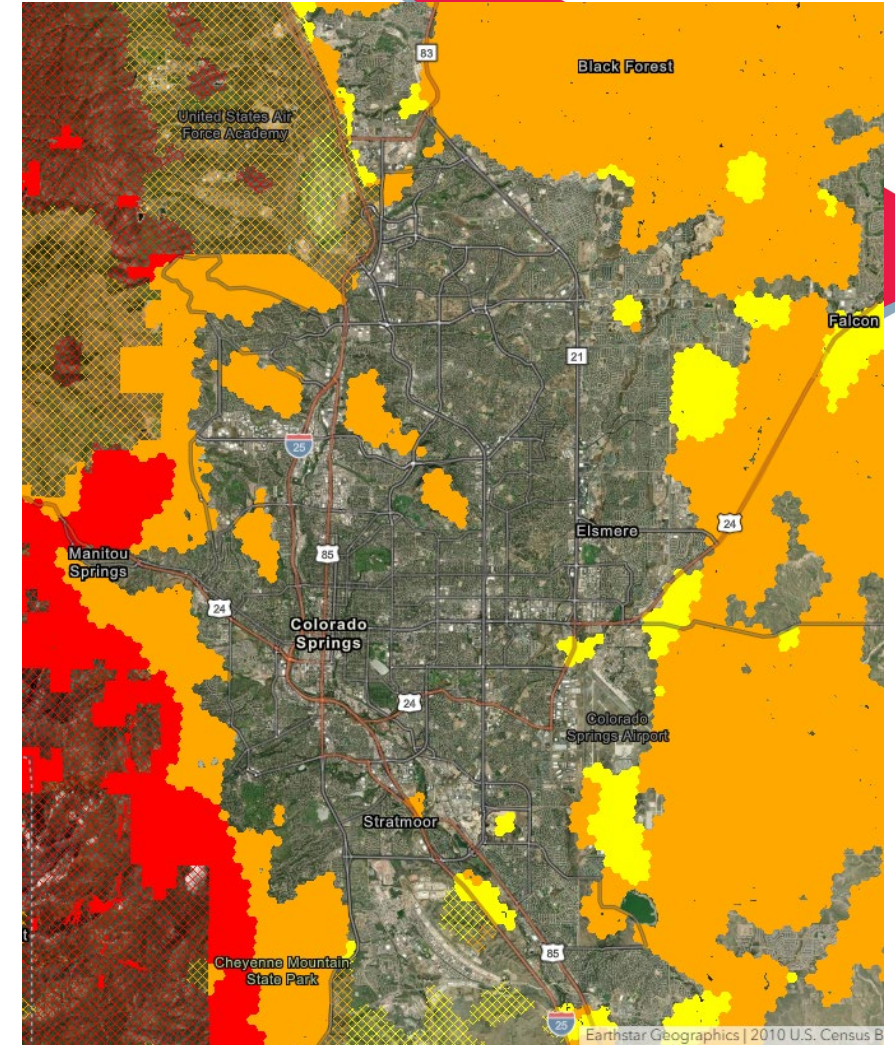
- Light to medium surface fuels
- Low rate of spread
- Possible spotting in windy conditions
- Increased fire activity on slopes of 20 – 30%

Class II areas

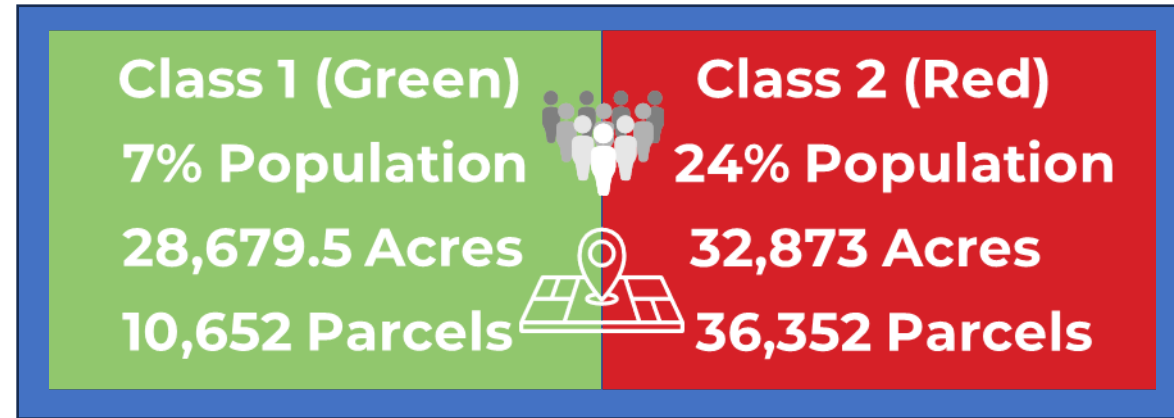
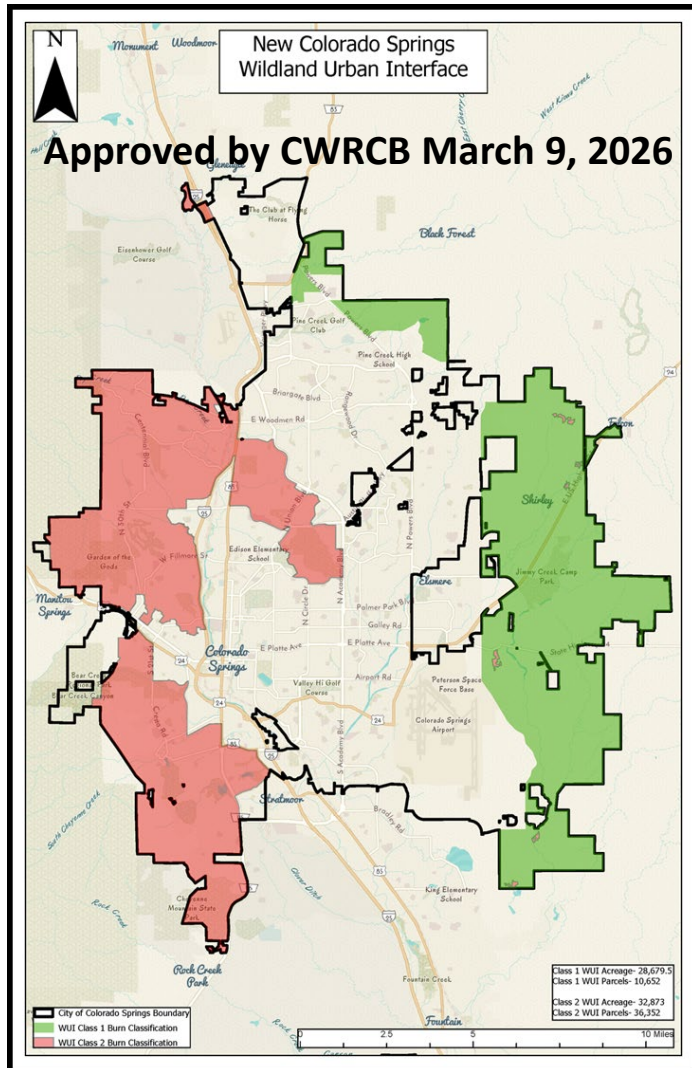
- Moderate to heavy fuels
- Moderate to rapid rate of spread
- Short-range spotting common; medium-range spotting based on wind conditions
- Increased fire activity on slopes of 30% or greater

WILDFIRE RISK CLASS

- State Wildfire Risk Considerations
 - Vegetative Fuels
 - Topography
 - Local Weather Patterns
 - Local Wildfire History
 - Fire Behavior Modeling



LOCAL WILDFIRE RISK MAP



CLASS 1 PROVISIONS



Structure Hardening

- Class A roof
- Non-combustible gutters & downspouts
- Listed/screened vents

Site & Landscaping

- 5' non-combustible zone around home
- Low flammability plants
- Non-combustible retaining walls
- Non-combustible fencing
- Development common areas (fencing & vegetation)

CLASS 2 PROVISIONS



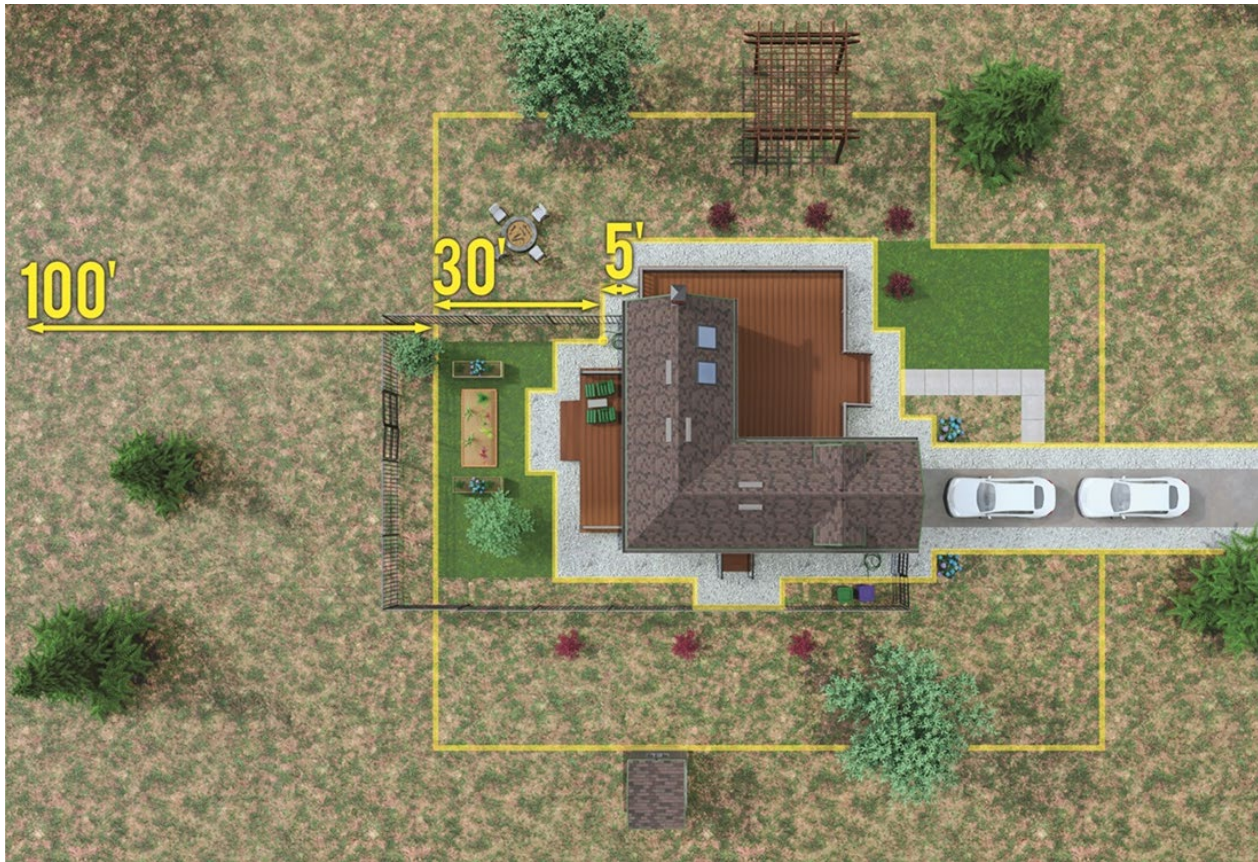
Structure Hardening

- Class 1 provisions +
 - Non-combustible exterior materials
 - Base of walls protected
 - Non-combustible deck
 - Door & window provisions
 - Spark arrestors

Site and Landscaping

- Class 1 provisions +
 - Brush – 10'
 - Hazardous trees – 15'
 - Pruning & limbing up

FUELS MANAGEMENT ZONES



- **Immediate Zone 0-5ft:**
 - No plantings, shrubs, slash, mulch
 - No new trees or plantings, existing character trees allowed
- **Intermediate Zone 5-30ft:**
 - No dead plant material
 - No large accumulations
 - No hazardous brush or trees
 - Pruning of dead limbs
- **Expanded Zone 30-100ft:**
 - Tree spacing/density

COMPARISONS

	Class 1	Class 2
Immediate Zone Vegetation Management	Y	Y
Intermediate Zone Vegetation Management	Y	Y
Expanded Zone Vegetation Management		Y
Fencing (non-combustible)	Y	Y
Retaining Walls (non-combustible)	Y	Y
Class A Roof	Y	Y
Non-combustible Exterior/Siding		Y
Protected Eaves, Overhangs, Projections		Y
Door & Window Provisions		Y
Non-combustible Decking		Y
Ventilation Opening Protection	Y	Y
Garage Door Seals		Y
Detached Accessory Structure		Y



FINANCIAL IMPACT

Class 1

- < \$1200 per residential property*

Class 2

- < \$2500 per residential property*

* Estimates based upon feedback provided by local builder. Costs will vary depending upon architectural design, materials chosen, quality of materials used, and size of home. Too many variables to estimate costs for commercial construction.

Wildfire-Resistance: Make the “RIGHT” Choices



CONSIDERATIONS



State mandate

- Considered as “matter of statewide concern”
- Public Safety
- Exempt from home rule

Energy Code Implications

- Must adopt by June 30,2026

CONSIDERATIONS

Fuels Management & Landscaping Challenges

- Typically not completed by the builder
- Completed by homeowner after CO
- No process in place to regulate or validate after C of O
- Cooperation with HOA or Metro District for compliance



PUBLIC PROCESS



- Presentations to HBA, Downtown Partnership, DREAC
- Review by Fire Board of Appeals
- Close coordination with Pikes Peak Regional Building Department and City Planning
- Ongoing training and public process with stakeholder groups

OPTIONS...



- *Amend Appendix K to Include CWRC Provisions*
- Adopt CWRC as Written - Ordinance
- Maintain Current Appendix K as Written – No change
- Repeal Current Appendix K – Adopt content as Stand-alone Ordinance

CSFD RECOMMENDATION



Adopt proposed amendments into Appendix K

- Incorporating provisions from CWRC
- Use local CWRCB approved risk map

QUESTIONS



For Questions or Concerns:

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