



Wildfire Resiliency Code



Community Webinar
Tuesday January 27, 2026

How we got here

- May 12, 2023 – Senate Bill 23-166 established a Wildfire Resiliency Code Board in the Division of Fire Prevention and Control to help enhance community safety and resiliency from wildfires through the adoption of codes and standards.



Pitkin County CWRC Adoption Milestones

July 1, 2025	Jan 20, 2026	Feb 25, 2026	March 25, 2026	April 1, 2026	July 1, 2026
<p>CWRC Model Code Adopted by the Wildfire Resiliency Code Board</p> 	<p>BOCC Work Session & P&Z meeting for Land Use Code text amendments</p> 	<p>BOCC 1st Reading & Public Hearing For Land Use Code and Building Code text amendments</p>	<p>BOCC 2nd Reading & Public Hearing For Land Use Code and Building Code text amendments</p> <p><small>*If approved by BOCC, ordinance & code in effect 30 days after public notice.</small></p>	<p>State Deadline for CWRC adoption</p>	<p>State Deadline for the CWRC to in effect</p>

Pitkin County Wildfire Code Background

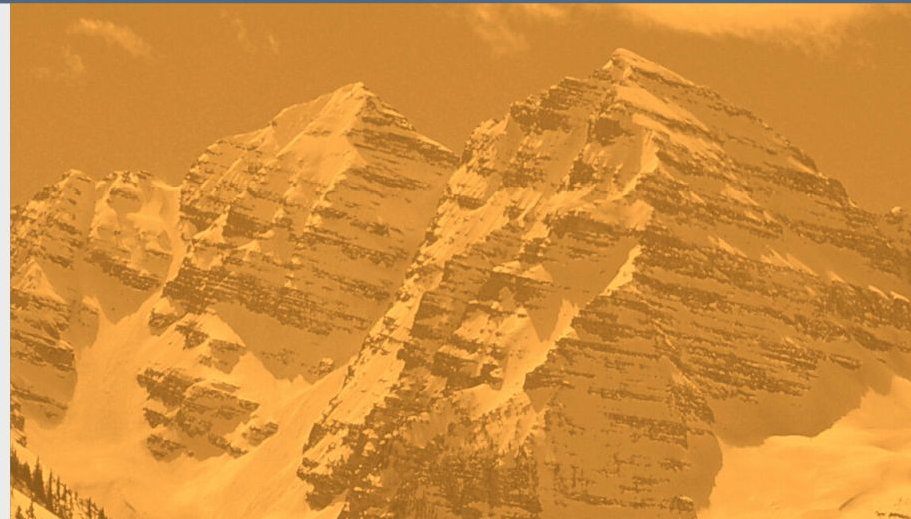
- Currently all Wildfire Hazard Requirements reside in the Land Use Code (LUC), Section 7-20-60.
- The CWRC is required to be adopted in the Building Code. However, some wildfire regulations will remain in the LUC.
- Because the CWRC must take effect no later than July 1st, 2026, a new section in Title 11- Buildings and Construction, Section 11.35 will be created to house the CWRC requirements
- These requirements will become generally applicable to any building permit applications submitted on or after the effective date, regardless of vested property rights.

Colorado Wildfire Resiliency Code

- Content of the CWRC:
 - Model Code required to be adopted in the building code
 - State-wide Wildfire Intensity Mapping
- Regulations are based on the 2024 International Wildland Urban Interface Code (IWUIC) and the Colorado State Forest Service “The Home Ignition Zone: A guide to preparing your home for wildfire and creating defensible space.”
- Bodies required to adopt the code, in part:
 - County governments
 - Municipal governments
 - Fire Districts

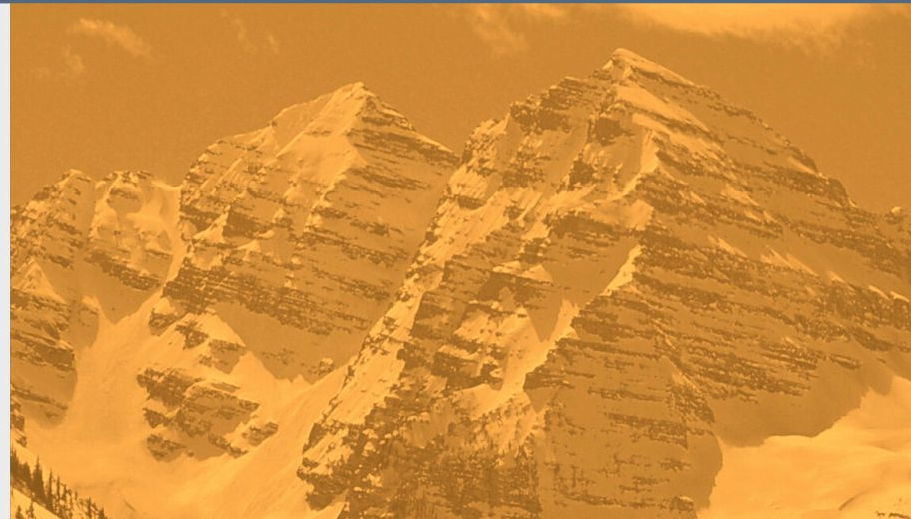
Colorado Wildfire Resiliency Code Content Overview

- Chapter 1- Scope and Administration
- Chapter 2- Definitions
- Chapter 3- Wildfire Hazard
Identification & Mapping
- Chapter 4- Structure Hardening
- Chapter 5- Site & Area Requirements



Colorado Wildfire Resiliency Code Content Overview

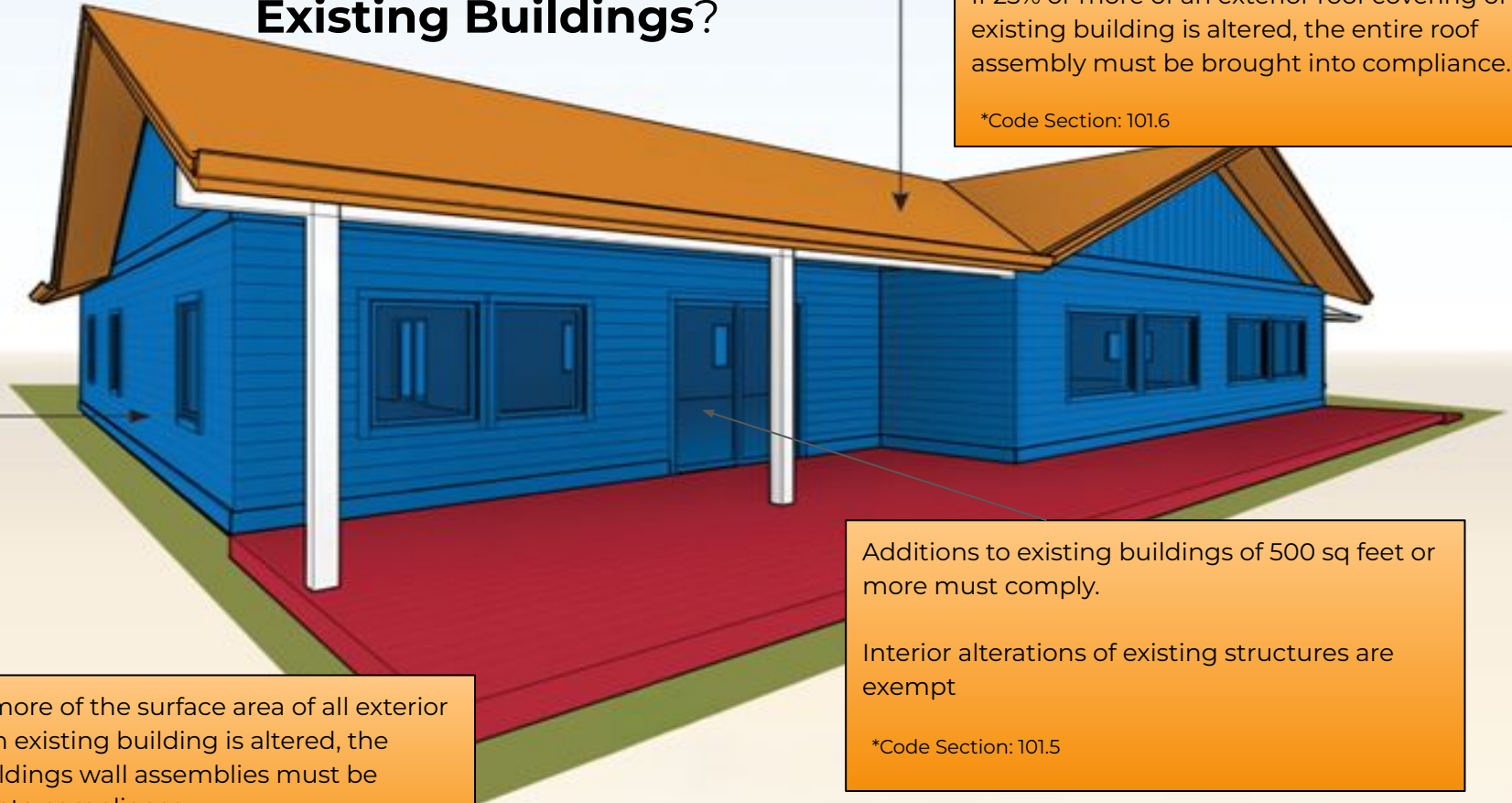
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Chapter 1, Section 101.3 Purpose

The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. **Regulations in this code are intended to *mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.*** The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

When does the CWRC apply to **Existing Buildings?**



If 25% or more of an exterior roof covering of an existing building is altered, the entire roof assembly must be brought into compliance.

*Code Section: 101.6

If 25% or more of the surface area of all exterior walls of an existing building is altered, the entire buildings wall assemblies must be brought into compliance

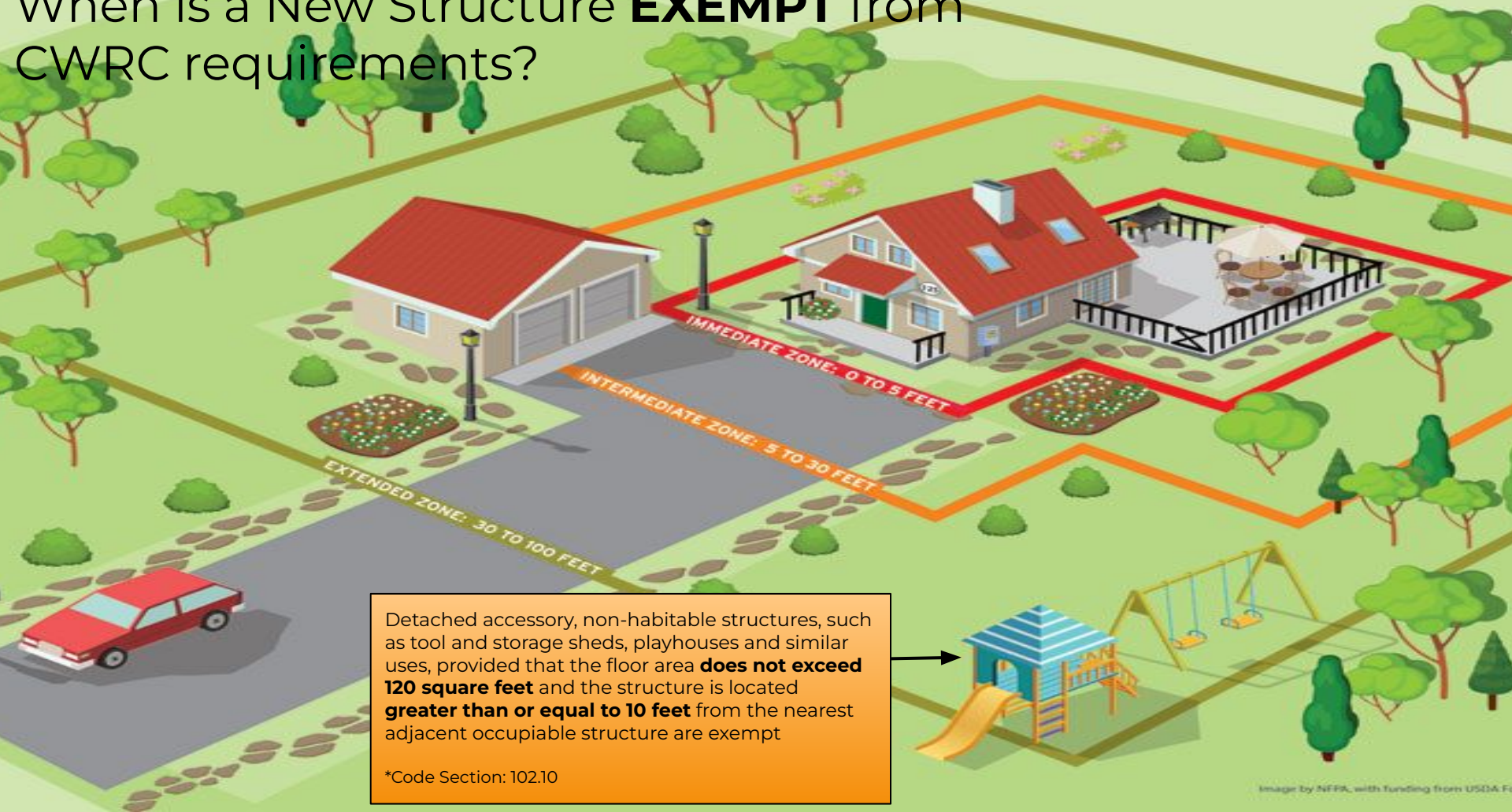
*Code Section: 101.7

Additions to existing buildings of 500 sq feet or more must comply.

Interior alterations of existing structures are exempt

*Code Section: 101.5

When is a New Structure **EXEMPT** from CWRC requirements?



Detached accessory, non-habitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area **does not exceed 120 square feet** and the structure is located **greater than or equal to 10 feet** from the nearest adjacent occupiable structure are exempt

*Code Section: 102.10

Agricultural Structures Reduced Requirements

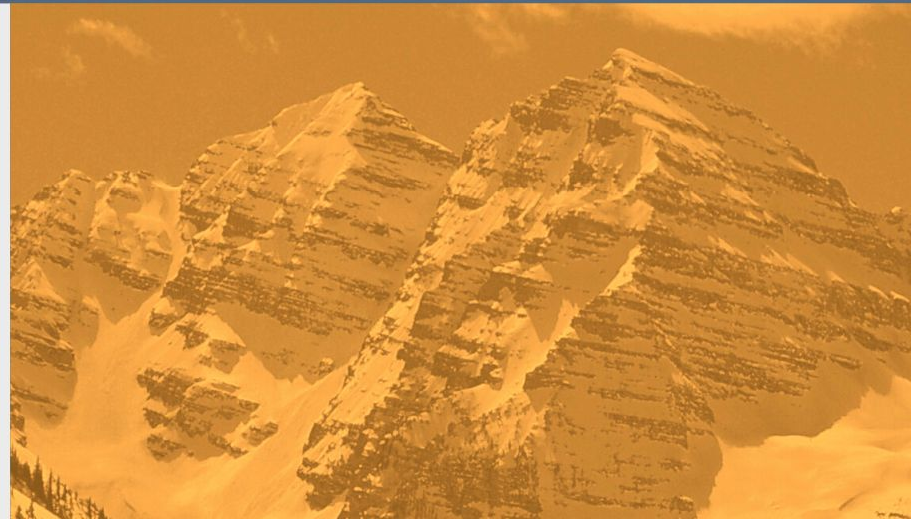
Buildings of an accessory character classified as Group U occupancy (including agricultural buildings) shall meet Class 1 Code Requirements (exempt from Class 2 Code Requirements) if the building meets the following criteria:
The building does not contain a dwelling or occupiable or habitable space, and
The building is located at least 50 feet from a building containing occupiable or habitable space, and the building is located at least 50 feet from any property boundary.

*Amendment to the CWRC
Code Section: 102.11



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NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either of the following:

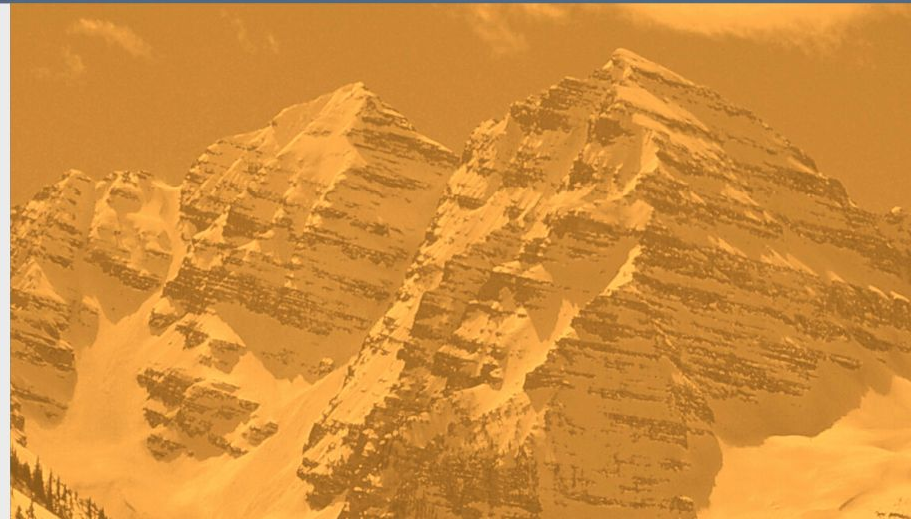
1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

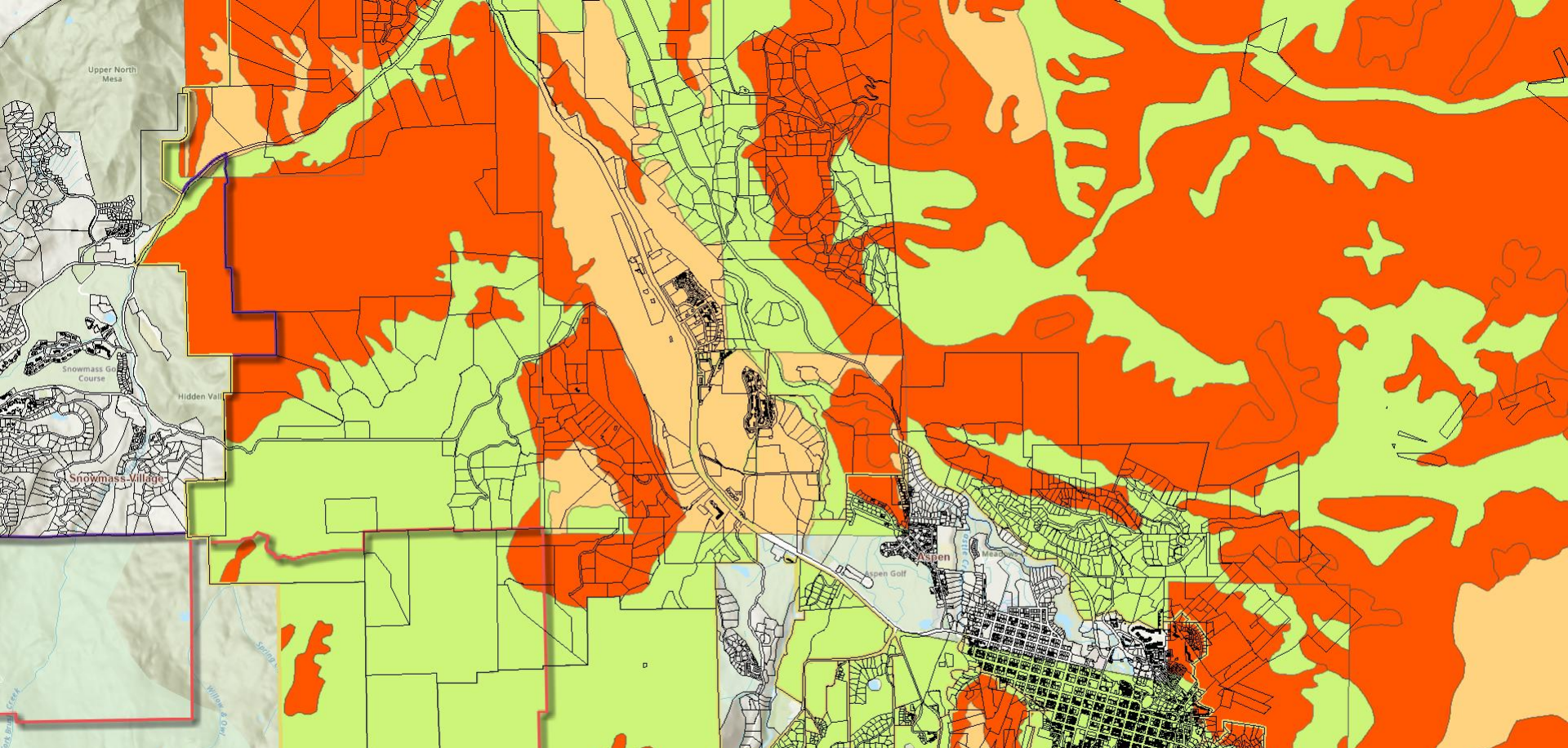
FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with **ASTM E84 or UL 723, a listed flame spread index of 25 or less.** The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently to reduce losses from wildfire exposure of burning embers and small flames. Material shall be tested on the front and back faces in accordance with the extended **ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The material shall exhibit a flame spread index not exceeding 25.** The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.








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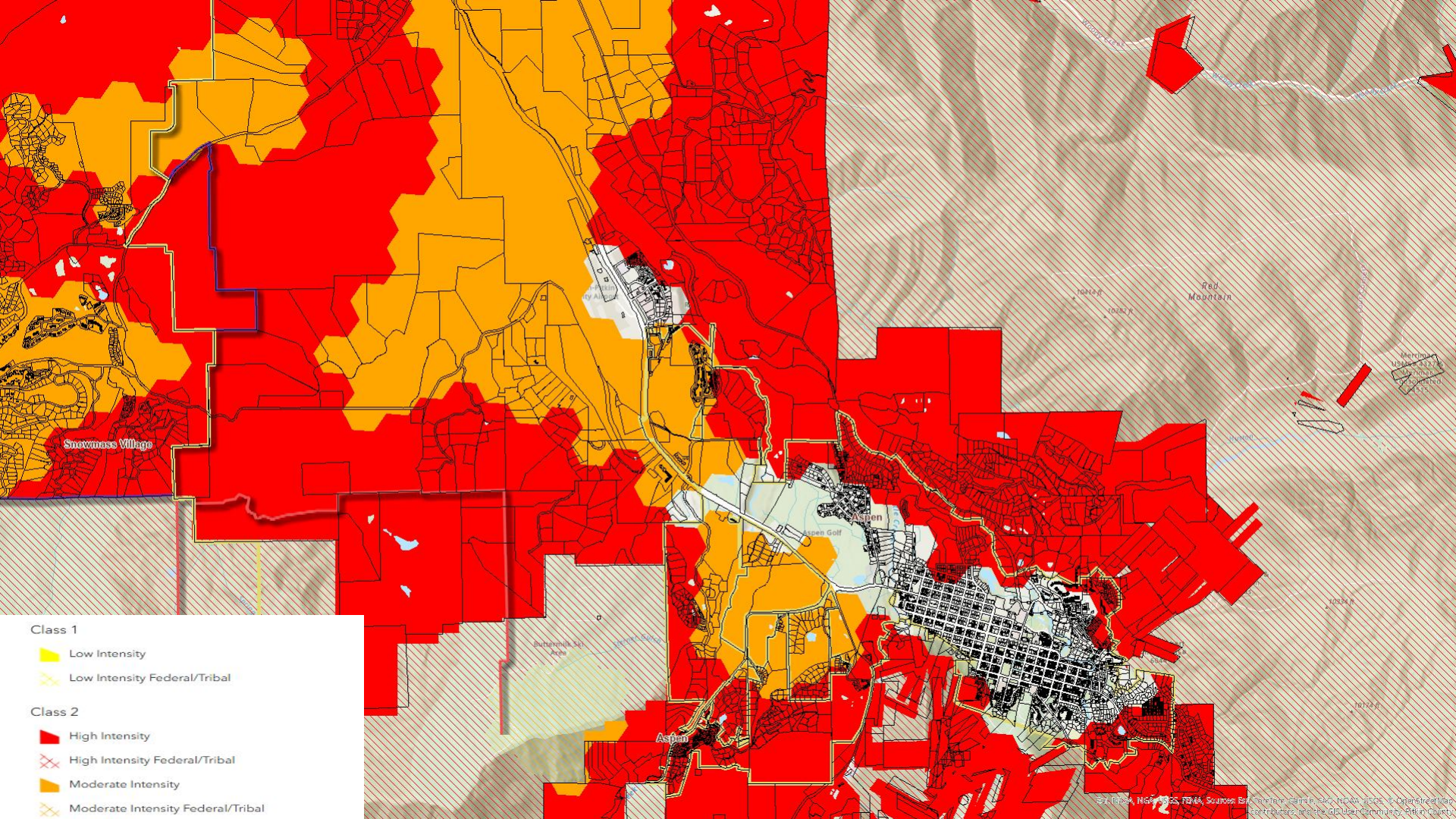
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Current Wildfire Intensity Mapping

- | | | |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  All Parcels |  Low Hazard |  Severe Hazard - Brush |
|  County Line (HFV) |  Medium Hazard |  Severe Hazard - Trees |
|  Town Boundary (HFV) |  No Hazard | |



Class 1

- Low Intensity
- Low Intensity Federal/Tribal

Class 2

- High Intensity
- High Intensity Federal/Tribal
- Moderate Intensity
- Moderate Intensity Federal/Tribal

Mapping and Regulations

	Class 1 Regulations	Class 2 Regulations
Fire intensity mapping	Low fire intensity (no areas identified in Pitkin County)	Moderate and high fire intensity
Unmapped areas	NA	Unmapped areas for fire intensity
Regulations for Structure Hardening + Site and Area Requirements	Most basic	More requirements

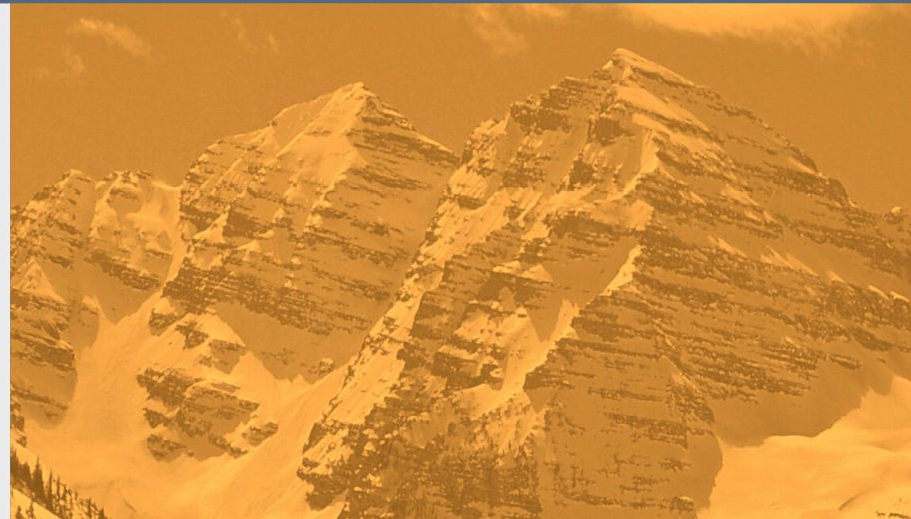
Ground Truthing

Section 304

This section establishes a process for owners, or the owner's authorized representative to request a ground-truthing review of their property's Wildfire Hazard or fire intensity classification(s) as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.

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Structure Hardening

2 levels of code requirements:

Section 403

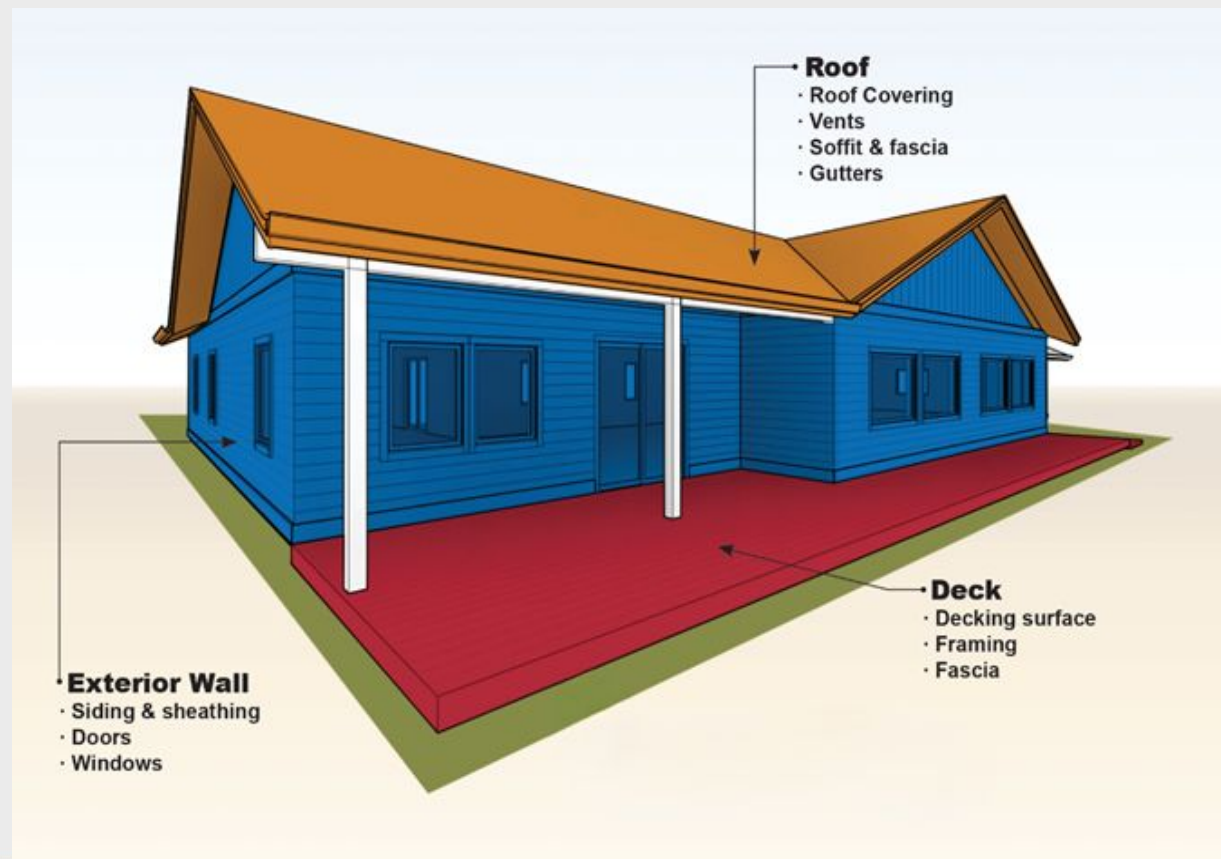
Class 1 (low fire hazard)

- Roofing
- Gutters & Downspouts
- Vents

Section 404

Class 2 (moderate and high fire hazard)

- All Class 1 Requirements
- Projections at roofline (eaves & soffits)
- Exterior walls & projections
- Underfloor enclosure
- Decking
- Windows & Doors



Roof

Protection from **Embers**

403.2 Roofing:

Class A: ASTM E108 or UL 790

BEST



Metal

Asphalt shingles

MEDIUM



Tile

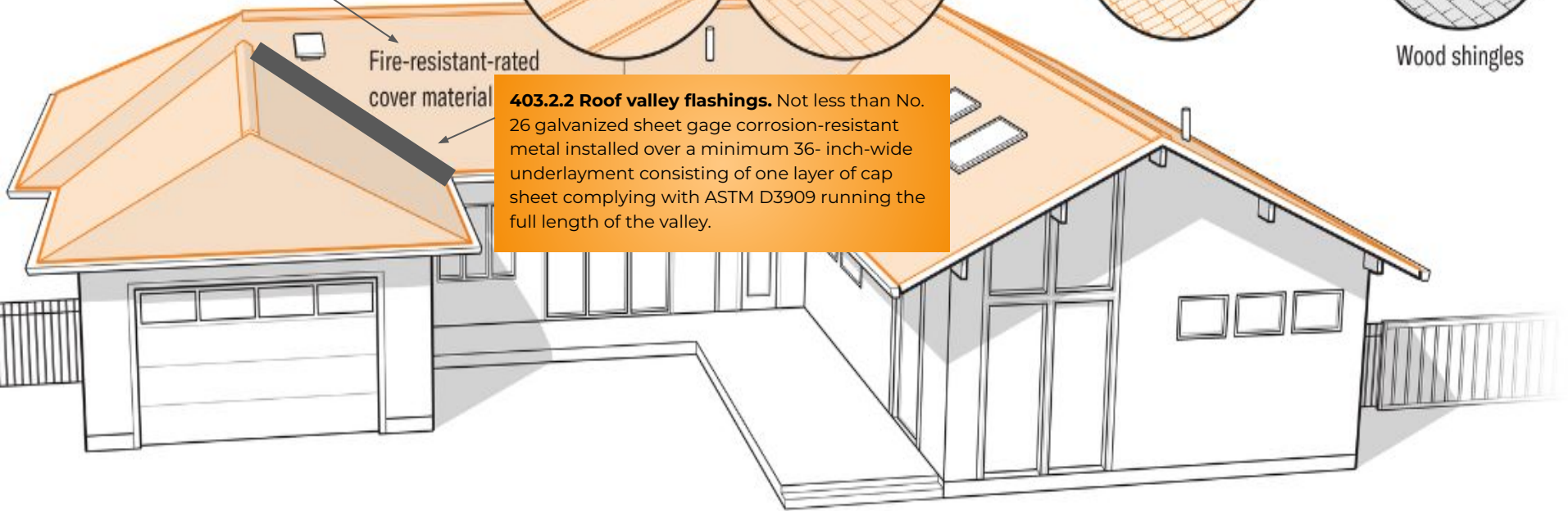
POOR



Wood shingles

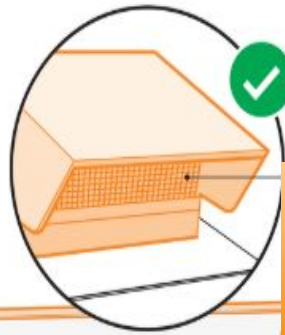
Fire-resistant-rated
cover material

403.2.2 Roof valley flashings. Not less than No. 26 galvanized sheet gage corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.



Vents and Gutters

Protection from **Embers**
Flames/radiant heat



BEST



BEST



POOR

403.4 Ventilation Openings. Shall be covered with listed ASTM E2886 vents or non combustible corrosion-resistant mesh with openings not exceeding $\frac{1}{8}$ "

Closed soffits

Open soffits

404.2 Protection of Eaves. Eaves and Soffits shall be protected by:

1. Non combustible material
2. 1" Fire-retardant-treated wood or ($\frac{3}{4}$ " FRT ply)
3. Ignition-resistant materials
4. 1-hr fire-resistance rated material
5. $\frac{5}{8}$ " Type X Drywall
6. 2" nominal lumber

* Fascia's are required and shall be protected on the backside by materials listed above, excluding fire-retardant treated wood



BEST

Gutter guard

Noncombustible gutter

Noncombustible exhaust vents

Noncombustible downspouts

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material: ASTM E136

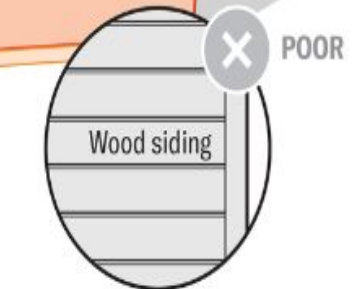
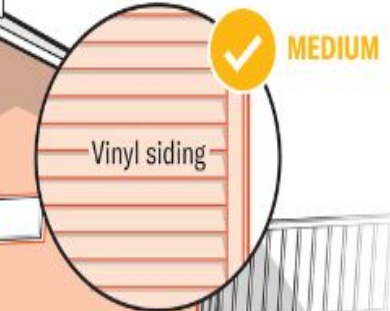
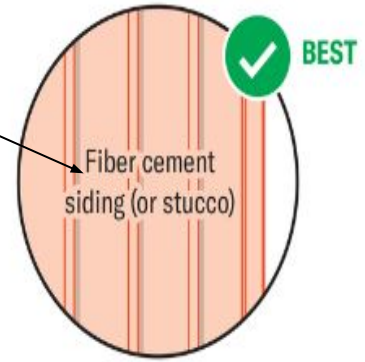
Exterior Walls

Protection from **Embers**

Flames/radiant heat

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

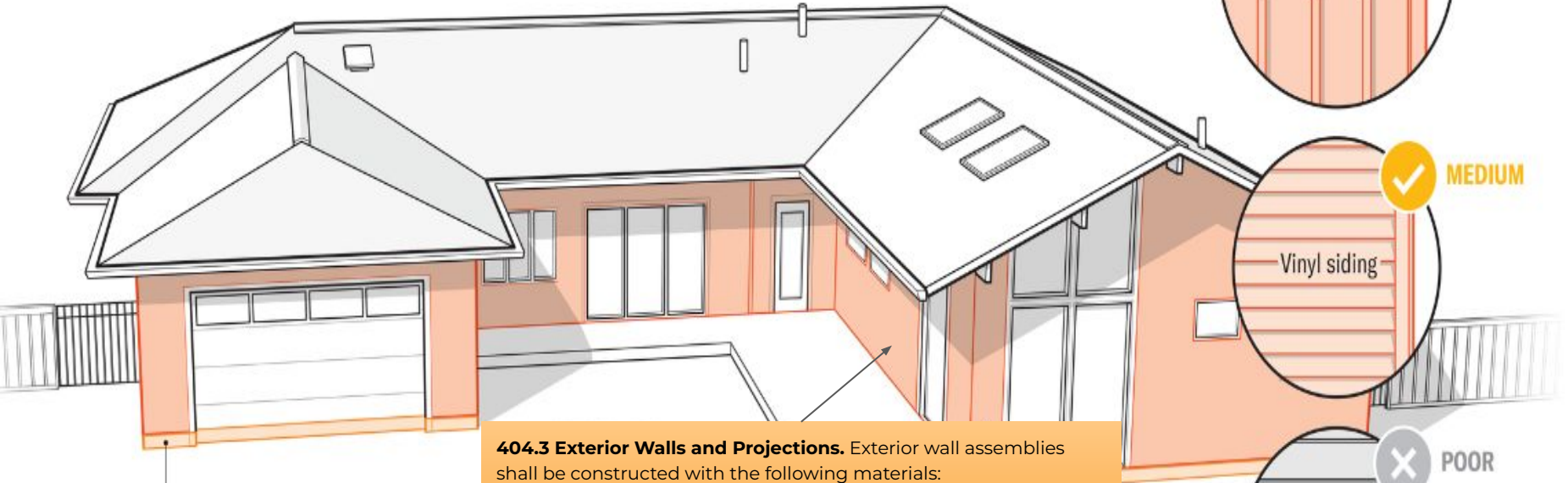
1. Noncombustible materials
2. Fire-retardant-treated wood
3. Ignition-resistant building materials



404.3 Exterior Walls and Projections. Exterior wall assemblies shall be constructed with the following materials:

1. Non-combustible materials
2. Fire-retardant- treated wood
3. Ignition-resistant materials
4. 1-hour fire-resistance rated materials
5. Heavy timber or log wall construction.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections



Windows, Doors and Decks

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed with one of the following materials

1. Noncombustible materials
2. Class A rated material
3. Composite decking material minimum Class B
4. Fire-retardant-treated wood
5. Ignition-resistant building materials

404.8 Exterior Doors. Exterior doors shall be constructed of one of the following:

1. Noncombustible materials
2. Solid core wood not less than 1 ¾-inches thick
3. Fire protection rating of not less than 20 minutes.

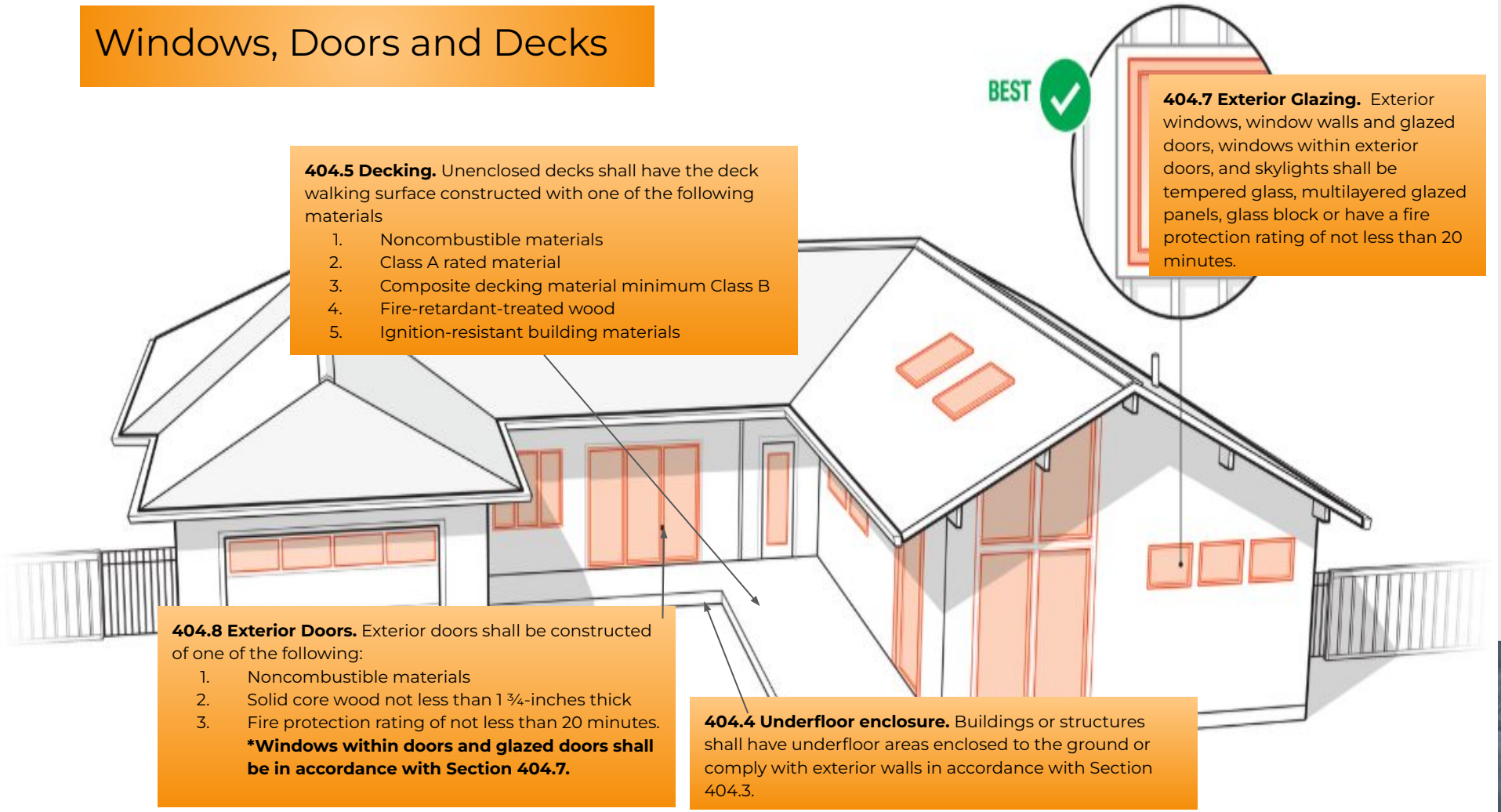
***Windows within doors and glazed doors shall be in accordance with Section 404.7.**

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

BEST

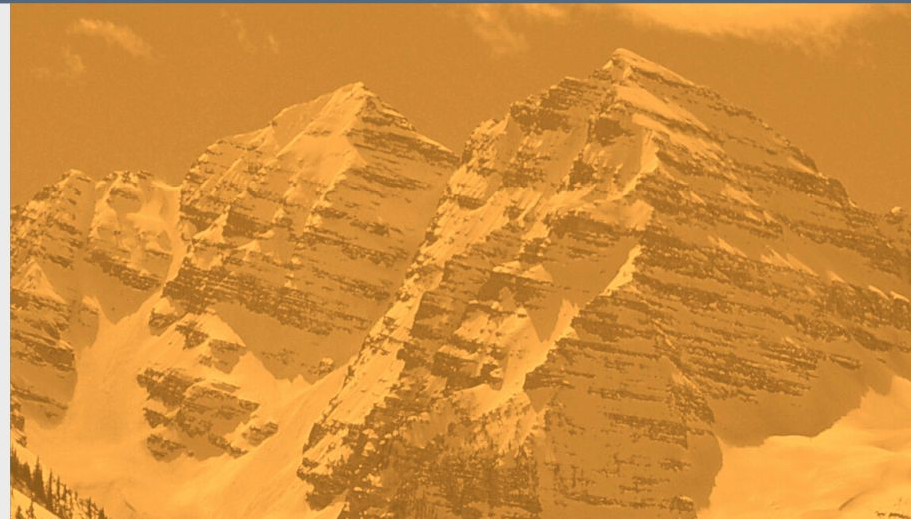


404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.



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Ch 5 Site and Area Summary

Class 1 Requirements Topics

- Immediate Zone (0 to 5 feet)
- Site Signage
- Retaining Walls
- Fencing

Class 2 Requirements Topics

- Intermediate Zone (5 to 30 feet)
 - Adjustments for slopes
- Expanded Zone (30 to 100 feet)
- Driveway Vegetation

Forest Management Typologies

Land Use Code Changes Summary

Exemption Letters permitted in severe/high wildfire

“Ground Truthing” (wildfire experts) prioritized for planning review vs building review

Regulations for 35-acre inholding properties remain in the LUC

Water supply for fire safety

Fuel storage and gas meters

Ongoing maintenance requirements



Overview of Site and Area



Immediate Zone

This zone is designed to reduce or eliminate ember ignition and direct flame contact with buildings.

Class 1 Requirement

Intermediate Zone

This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to development.

Class 1 and 2 Requirements

Expanded Zone

This zone focuses on mitigation that keeps fire on the ground.

Class 1 and 2 Requirements



Overview of Defensible Space Zones



- Noncombustible and hard surface materials.
- No planting except ignition-resistant planting.
- No new trees and requirement to prune existing trees.

Other Class 1 Requirements

- Site signage requirement to mark fire protection equipment (dry hydrant)
- Retaining walls are noncombustible or ignition-resistant if adjacent to or in proximity of the house, property line, or is essential for the driveway
- Fencing shall be noncombustible or ignition-resistant materials if in proximity of the house. Vinyl is permitted.



Trees:

- Individual trees spaced 10 feet between crowns
- Tree groupings spaced 30 feet between perimeter of other groups of trees
- Prune tree branches

Shrubs:

- Shrubs 10 feet from tree crowns
- Shrub group spacing shall be 2.5 times their mature height and the diameter of the grouping cannot exceed twice their mature height.



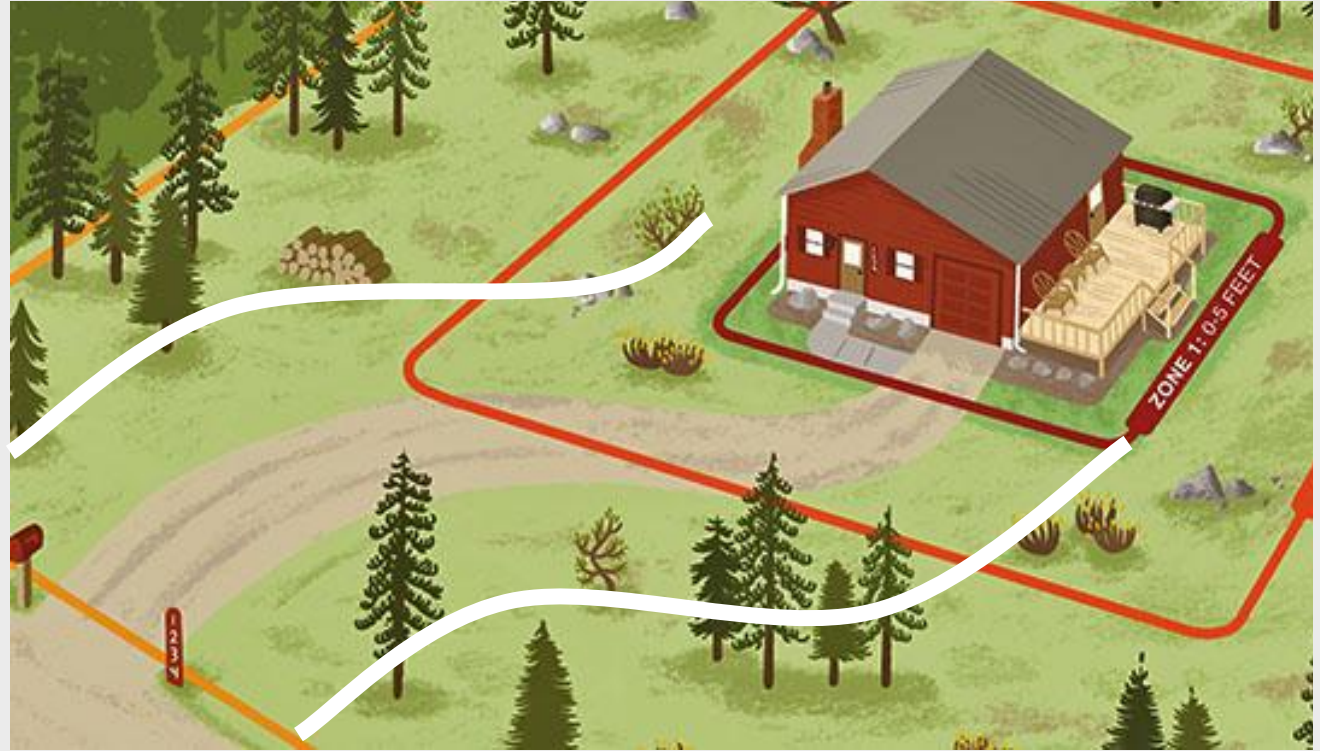
Zone 2: Intermediate Zone



Trees:

- Tree crown spacing and the perimeter of tree groupings shall be spaced 6 to 10 feet apart.
- Tree groupings shall be limited to 2 or 3 trees. Tree groupings with four or more trees shall follow standards in Zone 2.

- Tree spacing 10 feet between crowns or between perimeter of tree groupings.
- Tree groupings limited to 3 trees.
- Remove ladder fuels.
- Shrubs match Zone 2 requirements.
- Interface this requirement with 7-20-160



Forest Management Typologies

- The CWRC is based on Ponderosa Pine, Douglas-Fir, and mixed conifer forest ecosystems under 9,500 feet in elevation.
- Other forest types added to regulations for defensible space include:
 - Pinon-Juniper
 - Lodgepole Pine
 - Spruce-Fir
 - Aspen

Stay informed

1. Community Development Active Projects Webpage
2. Vision 2050 Newsletter

Wildfire Resiliency Code

Staff contact:

jeffrey.erickson@pitkincounty.com

Project Summary

The State of Colorado is requiring all jurisdictions to adopt the Wildfire Resiliency Model Code ([see State website here](#)) by April 1, 2026, in Building Codes, requiring Pitkin County text amendments in the Building Code and the Land Use Code. Review the draft [Pitkin County Wildfire Intensity Classification Map](#).

Want to learn more?

Community Engagement: Online webinar and discussion, [RSVP here](#)

-Tuesday, January 27, 2026 at 12:00 pm to 12:45 pm

Community Engagement: One-on-one office hours, [RSVP here](#)

-Date and Time: Tuesday, January 27 and February 3, 2026, before and after the online webinar from 9:30 am to 4:00 pm

-Location: Community Development Suite 205 in the Pitkin County Administrative Building or via Google Meet

Adoption Process Schedule

-January 20, 2026 - BOCC Work Session on (Agenda to be posted [here](#) when available)

-January 20, 2026 - Planning and Zoning Commission for Land Use Code Amendments (Agenda to be posted [here](#) when available)

-February 25, 2026 - BOCC First Reading and public hearing for Land Use Code and Building Code Amendments (Agenda to be posted [here](#) when available)

-March 25, 2026 - BOCC Second Reading and continued public hearing for Land Use Code and Building Code Amendments (Agenda to be posted [here](#) when available)

-April 25, 2026 - Wildfire Resiliency Code will be in effect for new applications and permits

Discussion approach

- Add your question to the chat and we will try to group your questions as we are able.
- Limit your “air time” to allow other to speak.
- If you have a question that may not be applicable to the group, please request one-on-one office hours. We may guide some questions to that venue.
- We may not know all your answers!
 - jeffrey.erickson@pitkincounty.com
 - For Structure Hardening questions
 - nicole.rebeck-stout@pitkincounty.com
 - For land use code and site and area questions