

2025 COLORADO WILDFIRE RESILIENCY CODE ADOPTION

ORDINANCE AMENDING CHAPTER 15.20

TOWN COUNCIL
MARCH 3, 2026



2025 COLORADO WILDFIRE RESILIENCY CODE

2023 State of Colorado legislation created Colorado Wildfire Resiliency Code Board

This board prepared the 2025 Colorado Wildfire Resiliency Code to address:

- Ignition-resistant building materials and assemblies
- Defensible space and vegetation management
- Access and water supply requirements
- Ember-resistant vents, roofing, siding, and decking
- Site design standards to reduce wildfire risk

State law requires local jurisdictions to adopt this code, or local codes that meet or exceed these requirements, by April 1, 2026. Enforcement no later than July 1, 2026.

CONSTRUCTION IMPACTS

New Construction must meet these requirements, depending on the wildfire risk mapping. Largest impact is to residential home construction.

Existing Homes have reduced impact. These activities are **NOT** regulated:

- Interior alterations
- Additions of 500 sqft or less
- Limited exterior repairs (<25% of surface area, roof, or deck)
- Painting, staining, similar maintenance or restorative work
- Fences >8 ft from habitable structures
- Small detached structures (≤ 120 sq ft, greater than 10 ft from home)

FIRE INTENSITY CLASSIFICATIONS

Fire Intensity Classifications:

- Low, Moderate, High classifications based on hazard mapping
 - State has provided current mapping at state-wide level, local jurisdictions may evaluate and make their own mapping
- Classification determines structure hardening and defensible space
- Moderate & High require enhanced exterior protection measures

KEY CODE REQUIREMENTS

Required for New Construction, limited impacts on Existing Homes

Structural Hardening Overview

- Class 1 (Low): Class A roof, noncombustible gutters, protected vents
- Class 2 (Moderate/High): Enhanced wall, eave, decking, window, and door protections
- Some current practices already comply; others require modification

Defensible Space Requirements

- Class 1 (0–5 ft): Noncombustible materials only
- Class 2 (5–30 ft): Reduced and spaced vegetation
- Class 3 (30–100 ft): Vegetation thinning to reduce crown fire risk

STRUCTURAL HARDENING

Fire intensity classification	Required CWRC structure hardening	Current New Construction Meets CWRC Hardening Requirements
Low Fire Intensity	<p>Class 1</p> <ul style="list-style-type: none">• Roofing: Class A roof covering• Roof flame/ember protection where roof profile creates a space: firestopping; cap sheet• Roof valley flashing: min 0.019 in corrosion-resistant metal over 36-in underlayment• Gutters/downspouts: noncombustible• Vents: tested to ASTM E2886 OR 1/8-in max-opening noncombustible corrosion-resistant mesh	<ul style="list-style-type: none">• Yes• No• No• Yes• No

STRUCTURAL HARDENING

Fire intensity classification	Required CWRC structure hardening	Current New Construction Meets CWRC Hardening Requirements
Moderate Fire Intensity and High Fire Intensity	<p>Class 2 -Includes all requirements from Class 1 and:</p> <ul style="list-style-type: none"> • Eaves/soffits/fascias: noncombustible, ignition-resistant, or specified fire-resistance-rated materials • Exterior walls: noncombustible, fire-retardant-treated wood, or ignition-resistant; 6-in min metal/noncombustible flashing at ground/deck/roof • Underfloor areas: enclose to the ground or meet exterior wall requirements above • Deck walking surfaces: noncombustible, Class A rated, exterior-rated fire-retardant-treated wood, or ignition-resistant • Exterior glazing (windows): tempered/multilayer/glass block OR 20-min rating • Exterior doors: noncombustible, solid-core wood ($\geq 1 \frac{3}{4}$ in), OR 20-min rating; garage door gaps $\leq 1/8$ in (ember intrusion resistance) 	<ul style="list-style-type: none"> • Partially - Met on sides of within 5' of property lines • Yes - exterior walls, No – flashing • No • No • Yes • No

EXEMPTIONS

Historic preservation exemption permitted under CWRC

- Exempts repair or rehabilitation of a historic structure or a contributing structure
- Must be minimum necessary to preserve historic character

Lot specific review of Fire Intensity Rating

- Ground-truthing allowed with qualified wildfire professional to establish accurate map of fire intensity rating
- Reviewed and determined by Castle Rock Fire

STAKEHOLDER OUTREACH

Outreach

Numerous meetings with productions homebuilders, designers, utility companies, as well as updates with Colorado Home Builder Association and Board of Building Appeals

Stakeholder Concerns

- Implementation timeline
- Material availability
- Cost considerations

Various Meetings	
Date	Meeting
6/2/2025	BOBA update
9/8/2026	BOBA update
12/18/2025	Builder Stakeholders
1/15/2026	Builder Stakeholders
1/22/2026	Builder Stakeholders
2/12/2026	Builder Stakeholders
2/19/2026	CO HBA Qtly Mtg
3/2/2026	BOBA update

COST OF REGULATIONS

Development Costs

Construction costs for new development or qualifying remodels may increase modestly depending on material selection and site-specific requirements. Costs will vary by project scope and design.

Long-Term Financial Considerations

Adoption of wildfire mitigation standards is expected to reduce future public expenditures associated with wildfire response, infrastructure repair, and disaster recovery. Enhanced resilience may also contribute to long-term economic and insurance stability within the community.

Administrative Costs

Implementation will require staff training, updates to permit review procedures, potential mapping updates, and public education efforts. These activities are anticipated to be managed within existing departmental budgets, with minimal additional fiscal impact.

RECOMMENDATION

Staff recommends adoption of the 2025 Colorado Wildfire Resiliency Code with the allowance of the Historic Preservation exemption, to meet State adoption date of April 1, 2026.

Proposed effective date of July 1, 2026

PROPOSED MOTIONS

Approval:

“I move to approve the Ordinance as introduced by title.”

Approval with Conditions:

“I move to approve the Ordinance, with the following conditions: “ (list conditions)

Continue item to next hearing (need more information to make decision):

“I move to continue this item to the Town Council meeting on [date], at [time].”