



**Town Council
Monday, July 14, 2025
4:00 PM**

**Special Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. Call to Order

2. Roll Call

3. Proclamations and Presentations

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. A Continued Discussion Regarding Increased Fire Mitigation Efforts

8.B. Update from EAB on their priority list

9. Town Council Reports and Actions

Reports and Updates

10. Executive Session

10.A. Executive Session RE Negotiation & Performance Review

11. Adjournment

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 14, 2025

Agenda Item:

A Continued Discussion Regarding Increased Fire Mitigation Efforts

Presented by:

Clint Kinney, Town Manager

Background:

The Town Council has prioritized an enhanced focus on fire mitigation efforts.

While we have a long partnership between the Roaring Fork Fire Authority (RFFA), the Snowmass HOA and the TOSV to reduce and remove fuels (that will continue), it is expected that this enhanced focus will need considerable policy direction and political leadership from the Town Council and the Board of the RFFA. To date, most all significant mitigation efforts have been made on public or HOA property. This enhanced focus will likely add mitigation requirements to private property as well.

The State of Colorado passed legislation in 2025 that requires compliance a revised State Wildfire Resiliency Code. In short, by April 1, 2026, jurisdictions within the wildland-urban interface (WUI) are required to adopt codes that meet or exceed the State Code. TOSV is within the WUI areas – see below.

Section 303.3 of the Code designates how different jurisdictions are classified and how that affects the Code's applicability to those areas:

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding fire intensity classifications as identified on the official maps. The level of structure hardening, defensible space, and other mitigation measures required shall correspond to the applicable fire intensity classification—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low fire intensity classification shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high fire intensity classifications shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

According to the map, Snowmass is classified moderate to high intensity, which means that Class 2 structure hardening (Chapter 4 of the Code) and site and area

requirements (Chapter 5) apply to the Town.

Senate Bill 23-166 established a Wildfire Resiliency Code Board (the “Board”) tasked with promulgating regulations and developing minimum codes and standards to reduce fire risk around structures in the wildland-urban interface “(WUI)” of Colorado. SB23-166. The regulations define “Wildland-Urban Interface” as “that geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.” 8 CCR 1507-39, 2.1. The Board recently released a draft Wildfire Resiliency Code (the “Code”) that will go into effect July 1, 2025. The Code includes adapted portions of the 2024 International Wildland Urban Interface Code by the International Code Council and develops additional standards for the construction and maintenance of habitable structures. The Code also establishes criteria for assessing risk within WUI areas and mapping wildfire hazard areas.

As proposed by the RFFA letter (attached), RFFA and Town are recommending and prepared to work together to develop a guidance/regulatory framework to implement SB-23-166 and further implement the TOSV Municipal Ordinance 2019-13.

As a proposed plan and regulatory framework are developed, Council guidance will be necessary. Issues such as implementation timing and the scope of regulations will require considerable feedback and buy-in from the community.

Financial Impact:

This is difficult to determine at this time, but we expect there need to be a substantial investment in this program, depending on how robust the Council desires to make the program.

Applicability to Council Goals & Objectives:

This effort falls directly in line with the Council’s goals to commit to sustainability and resilience.

Council Options:

N/A This is a discussion item.

Staff Recommendation:

Attachments:

1. 8A 1 RFFR Wildfire Memo
2. 8A 2 Wildlife Resiliency Code
3. 8A 3 State Law

Roaring Fork Fire Rescue Authority
1089 JW Drive
Carbondale, CO 81623
970.340.7040
roaringforkfire.org



SCOTT THOMPSON
FIRE CHIEF

June, 2025

To: Snowmass Village Town Council

From: Roaring Fork Fire Rescue Authority
John T. Mele, Deputy Chief / Fire Marshal

Subject: Requested follow-up to June 2, 2025 Town Council Meeting
Concerning moving forward with wildfire education and mitigation

Based on TOSV Ordinance 13, 2019, we believe the implementation of the Colorado State Forest Service Guidelines on "The Home Ignition Zone" for all New Construction, Scrape and Replace, Additions, and Alteration/Remodels can be accomplished through the Building Department's permitting process.

Roaring Fork Fire Rescue Authority (RFFRA) will oversee the wildfire inspection process for any existing property, whether developed or undeveloped, before the final approval of a building permit for the aforementioned development applications. We will submit wildfire landscaping recommendations to the Building Department for final review and acceptance for inclusion in the building permit approval. After the project's completion, RFFRA will conduct another wildfire inspection to assess compliance before issuing a Certificate of Occupancy or Completion.

The goal of this comprehensive wildfire mitigation work is to remove dead and dying vegetative materials within the parameters of the entire property lot, with a strong emphasis on non-flammable landscaping conditions within the first 5 feet of the structure itself.

Note: Proper trimming and vegetation management would allow for the preservation of existing mature landscape plantings, such as healthy evergreen species. It is not our goal to remove healthy forest species when possible. However, we recommend that no new flammable plant materials be introduced within 15 feet of the structure's footprint, thereby encouraging the use of deciduous plant materials close to structures. Additionally, we recommend removing all dead and fallen trees from the lot.

The permit applicant could also submit an architect's landscaping plan for review and approval to comply with the Colorado State Forest Service Guidelines.

Roaring Fork Fire Rescue Authority
1089 JW Drive
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SCOTT THOMPSON
FIRE CHIEF

In other related matters:

- RFFRA will work with the Town of Snowmass on implementing the “Red Flag” education and warning flags at the Roaring Fork Fire Station 45 and the digital sign at the entrance to Snowmass Village on Brush Creek Road.
- RFFRA will be working to hang Wildfire Awareness messaging banners by the Rodeo Arena ticket entrance, the Bridge over Brush Creek Road, and we are exploring areas around the Thursday Night Concert.
- Hazardous fuel reduction and the widening of narrow residential roads within the Town's “right of ways” (10’ ROW) would be completed during the remainder of the 2025 summer season.
- Future involvement should include the development of a community-led wildfire committee. We need to gain wildfire awareness and active vegetation management on existing properties throughout Snowmass

Sincerely,

John T. Mele

John Mele
Deputy Chief / Fire Marshal
ROARING FORK FIRE RESCUE
Office: (970) 340-7040
Mobile: (970) 376-5526

TOWN OF SNOWMASS VILLAGE

TOWN COUNCIL

**ORDINANCE NO. 13,
SERIES OF 2019**

**AN ORDINANCE APPROVING AMENDMENTS TO CHAPTER 1, 'GENERAL PROVISIONS,'
CHAPTER 16A, LAND USE AND DEVELOPMENT CODE, SECTION 16A-2-20, "DEFINITIONS,"
SECTION 16A-4-240 "FIRE PROTECTION," AND CHAPTER 18 OF THE BUILDING CODE'S "FIRE
DEPARTMENT ADMINISTRATION," OF THE SNOWMASS VILLAGE MUNICIPAL CODE TO
ADDRESS UPDATES TO THE WILDFIRE HAZARD PROVISIONS.**

WHEREAS, Town Council Ordinance No. 4; Series of 1998 and Ordinance No. 7, Series of 2000 were adopted to establish the current 'Fire Protection' provisions in Chapter 16A of the Land Use and Development Code; and

WHEREAS, Town Council Ordinance No. 4, Series of 1994 and Ordinance No. 16, Series of 2003 were adopted to establish the current 'Fire Department Administration' provisions in Chapter 18 of the Building Code; and

WHEREAS, the Town Council approved Ordinance No. 9, Series of 2018 on December 17, 2018, thereby adopting the 2018 Town of Snowmass Village Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, Table 1 on Page 50 of the updated Comprehensive Plan summarized the goals, policies and next steps; and

WHEREAS, under the policy of A.3 'Protect Wildlife Habitat and Other Environmentally Sensitive Areas,' one of the next steps identified in the Comprehensive Plan was to: *'Work with the Snowmass-Wildcat (now the Roaring Fork Fire Rescue or RFFR) on wildfire mitigation to minimize threats from wildfire within the Village'*; and

WHEREAS, On March 4, 2019, officials from the Roaring Fork Fire Rescue (RFFR) Authority attended the Town Council meeting to present an overview of past and future wildfire mitigation projects, and to make a series of recommendations to "harden" our community from the threat of wildfire. The Town Council directed that the RFFR could proceed in coordination with the Community Development Department in preparing legislative updates; and

WHEREAS, amendments to Chapter 1, 16A and 18 of the Snowmass Village Municipal Code ("Municipal Code") are necessary to implement certain action steps identified within the Comprehensive Plan; and

WHEREAS, in coordination with the Roaring Fork Fire Rescue and the Community Development Department, amendments to Chapter 1, Chapter 16A and Chapter 18 the Municipal

Code are submitted for consideration at this time; and

WHEREAS, on November 6, 2019, the Town of Snowmass Village Planning Commission recommended to the Town Council via Resolution No. 5, Series of 2019, including one condition, the proposed amendments to the text of the development code regarding the updates to the wildfire hazard provisions; and

WHEREAS, pursuant to the Planning Commission's recommended condition in Resolution No. 5, Series of 2019, the Town's Board of Appeals and Examiner's met on November 19, 2019 to discuss the effects of the proposed wildfire hazard provision updates and the Planning Commission's recommended condition to consider a minimum percentage threshold for size of proposed additions prior to implementing the proposed building components and code requirements found in new Sub-section 18-125.3.4, 'Exterior Walls and Siding'; and

WHEREAS, the amendments contained in this Resolution are being processed under the provisions of Section 16A-5-210, '*Amendments to text of the Development Code*' of the Municipal Code; and

WHEREAS, this ordinance permits Town Council updates to Chapter 1, 'General Provisions,' Chapter 16A in Section 16A-2-220, 'Definitions,' in Section 16A-4-420, 'Fire Protection' of the Land Use and Development Code and Chapter 18, 'Fire Department Administration' provisions of the Building / Fire Code as further described in Exhibit 'A' attached hereto and incorporated herein; and

WHEREAS, the Town Council held the initial public hearing on December 2, 2019 which was continued to December 16, 2019 to consider staff findings, recommendations, public comments and to consider and act upon this ordinance; and

WHEREAS, the Town Council has determined that the revisions to the Municipal Code as hereinafter set forth are necessary for the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village:

Section One: Findings. Based upon the information provided and the staff report, analyses and testimony given during the meetings, the Town Council finds:

1. The procedural requirements set forth in Section 16A-5-210, 'Amendments to the Text of the of the Development Code' of the Municipal Code have been satisfied
2. The proposed amendments comply with the applicable review standards specified within Section 16A-5-210(e) of the Municipal Code.

Section Two: Action. The Town Council hereby adopts the amendments to Chapters 1, 16A and 18 of the Municipal Code, described in Exhibit 'A,' with the following condition:

1. Pursuant to the Board of Appeals and Examiners recommendations in response to the Planning Commission's recommended condition of approval, in implementing the proposed building components and code requirements found in new Sub-section 18-125.3.4, 'Exterior Walls and Siding,' the standards shall apply to new construction. Proposed additions to existing structure may propose matching the existing siding provided that the addition's exterior is constructed with assemblies that meet a one-hour exterior fire rating, which is one of the options "that meet the established performance criteria," and is already stated as such in the proposed regulations.

INTRODUCED, READ AND APPROVED on First Reading by the Town Council of the Town of Snowmass Village on December 2, 2019 upon a motion by Town Council Member Sirkus, the second of Town Council Member Goode, and upon a vote of 5 in favor and 0 against.

READ, APPROVED AND ADOPTED on Second Reading by the Town Council of the Town of Snowmass Village on December 16, 2019 upon a motion by Town Council Member Goode, the second of Town Council Member Shenk, and upon a vote of 3 in favor and 0 against (Council Members Madsen and Sirkus absent).

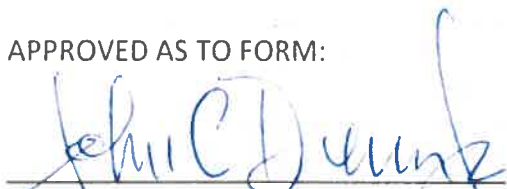
TOWN OF SNOWMASS VILLAGE


Markey Butler, Mayor

ATTEST:


Rhonda B. Coxon, Town Clerk

APPROVED AS TO FORM:


John C. Dresser, Jr., Town Attorney

Attachments:

Exhibit "A" – Edited and Final Versions of Section 1-21, 'Definitions,' Section 16A-2-20, 'Definitions,' Section 16A-4-240, 'Fire Protection,' Section 18-124, 'Fire Department Administration,' and Section 18-125, 'Wildfire Hazard Areas.'

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Exhibit 'A'
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1 Certain definition in Section 16A-2-20, 'Definitions,' in Article II of the TOSV municipal code shall be
2 revised, deleted or added to and shall be amended and restated as follows:

3

- 4 • Sec. 16A-2-20. – 'Definitions,' shall be amended and restated as follows:

5

6 *Fire Department* means the Roaring Fork Fire Rescue (RFFR).

7

- 8 • Sec. 16A-4-240. – 'Fire protection,' in Article IV of the Land Use and Development Code shall be
9 amended and restated as follows:

10 (a) Service by ~~Fire Protection District~~. *Fire Authority*. Developments and new construction on existing
11 lots shall be located and designed in a manner that enables them to be served by the ~~Snowmass-~~
12 ~~Wildcat Fire Protection District~~ *Roaring Fork Fire Rescue Authority* and that complies with the adopted
13 standards of said ~~district~~ *Fire Authority*.

14 (1) Unusual fire hazards. No ~~future development and construction on existing lots~~ shall
15 be approved that, due to design, size (including height) or building materials, could present
16 unusual fire hazards that are beyond the fire-fighting capability of the ~~Snowmass-Wildcat Fire~~
17 ~~Protection District~~. *Roaring Fork Fire Rescue Authority*.

18 (2) Location. Development and new construction on existing lots shall not be located in
19 such a way as to adversely affect the capability of the ~~protection district fire authority~~ or other
20 public service entities to respond to fires or other non-fire emergencies in any other structure or
21 area of the Town.

22 (3) Fire access. Fire lanes, emergency access and fire apparatus access roads shall
23 conform to the provisions of the Fire Code, as set forth in Chapter 18, Article VII of the Municipal
24 Code.

25

26 (b) Development and New Construction on existing lots in Areas Subject to Wildfire Hazards.

27 (1) Purpose. ~~There are certain types of~~ All lands within the Town that have the potential
28 to pose hazards to human life and safety and to property due to wildfire. The purpose of this
29 Section is to ensure that development and new construction on existing lots avoids these wildfire
30 hazard areas whenever possible. Where it is not possible for development or new construction
31 to avoid these areas, standards are provided to reduce or minimize the potential impacts of
32 these hazards on the occupants of the property and, as applicable, the occupants of adjacent
33 properties.

34

35 (2) Applicability. ~~When the Planning Director shall~~ The Planning Director and the Roaring
36 Fork Fire Authority have determined that due to the vegetation, slopes and other factors present
37 on a ~~property~~ lands within the Town, there is a potential for development within the Town to be
38 threatened by ~~moderate or severe~~ wildfire hazards, then as such, the Planning Director shall refer

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the all applications for new development and new construction on existing lots to the Colorado State Forest Service (CSFS) Roaring Fork Fire Rescue Authority (RFFR) for review and comment.

(3) ~~Classification of hazard by CSFS. CSFS RFFR~~ shall review the application and determine whether there is a low, moderate or high the degree of wildfire hazard posed to persons and property. CSFS RFFR shall consider the proposed design of the development or new construction on existing lots (including the planned or existing roads and water supply facilities and the configuration and location of lots), the topography of the site, the types and density of vegetation present, the fire protection measures proposed by the applicant and other related factors in making its determination.

(4) Recommendations by CSFS RFFR. If CSFS RFFR finds that ~~moderate or severe~~ any degree of severity of wildfire hazard may be posed to persons and property, CSFS RFFR shall make recommendations as to the mitigation techniques that should be incorporated in the development or construction on existing lots. These recommendations shall be based on guidelines promulgated by CSFS the Colorado State Forest Service (CSFS) (see, for example, CSFS publications entitled "Wildlife Protection in the Wildland Urban Interface" and "Wildfire Safety Guidelines for Rural Homeowners") and may include, but are not limited to, the following mitigation techniques:

a. Locations. Recommendations to locate structures outside of severe hazard areas, off of steep slopes and outside of draws and canyons.

b. Manipulate vegetation. Recommendations to manipulate the density and form of vegetation, so as to create defensible space buffers around proposed building envelopes, to remove hanging tree limbs near chimneys and to establish fuelbreaks or reduce the severity of the hazard. The form and the extent of the recommended vegetation manipulation shall be based on the severity of the hazard that is found to be present.

c. Structural design. Recommendations to use noncombustible materials, to require pitched roofs and to sheath, enclose or screen projections and openings above and below the roof line, as applicable.

d. Water supply. If access to a pressurized water system with fire hydrants is not provided, recommendations may be made to ensure the availability of a water supply for individual structures, in the form of access to a pond, installation of an underground water storage tank, provision of dry hydrants or similar methods.

e. Access. Recommendations to provide for separate routes of entrance and exit into a subdivision, existing lot or PUD, to lay out roads so as to create fuel breaks and to ensure the adequacy of access by emergency vehicles, including the provision of regularly spaced turnouts along roadways, the establishment of adequate grades and sight distances and the prohibition of dead-end streets (but not cul-de-sacs) in the project.

f. Utility approaches. Access to all building exterior electrical and/or gas utilities, meters, regulators, and piping shall remain free and clear of all obstructions including fencing, or vegetation. Enclosures are permitted provided proper ventilation is installed.

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(g) Maintenance. ~~o keep roofs cleared of debris and to store flammable materials and firewood away from structures.~~

Maintenance and Miscellaneous ~~Requirements~~ Recommendations:

(i) Roofs and gutters shall be kept clear of debris.

(ii) Roof vents shall be screened with corrosive resistant wire mesh, with mesh **one-eighth (1/8) inch maximum**.

(iii) Yards shall be kept clear of all litter, slash and flammable debris.

(iv) All flammable materials shall be stored on a parallel contour a minimum of fifteen (15) feet away from any structure.

(v) Weeds and grasses within the ten (10) foot perimeter shall be maintained to a height not more than six (6) inches.

(vi) Firewood/wood piles shall be stacked on a parallel contour a minimum of fifteen (15) feet away from the structure.

(vii) Swimming pools and ponds shall be accessible by the local fire ~~district~~ authority.

(viii) Fences shall be kept clear of brush and debris.

(ix) Wood fences shall not connect to other structures.

(x) Fuel tanks shall be installed underground with an approved container.

(xi) Propane tanks shall be buried, if possible, or installed according to NFPA 58 standards and on a contour away from the structure with standard defensible space vegetation mitigation around any aboveground tank. Any wood enclosure around the tank shall be constructed with materials approved for two (2) hour fire-resistive construction on the exterior side of the walls.

(xii) Each structure shall have a minimum of one ten (10) pound ABC fire extinguisher.

(xiii) Addresses shall be clearly marked with two (2) inch non-combustible letters and shall be visible at the primary point of access from the public or common access road and installed on a non-combustible post.

(5) Compliance. The Town Council shall consider the recommendations of ~~CSFS~~ RFFR, and shall apply those recommendations they deem to be appropriate as conditions of new development. Proposed construction on existing lots will be reviewed as part of a building permit submission that will be referred to the RFFR for their approval.

~~(Ord. 4-1998 §1; Ord. 7-2000 §1)~~ (Ord. 4-1998 § 1; Ord. 7-2000 § 1; new Ord. number § 1)

1
2 **Town of Snowmass Village Municipal Code**

3
4 **Chapter 1, Article II REVISIONS**

5
6 **Sec. 1-21. – Definitions.**

7
8 *Fire Department* is the Roaring Fork Fire Rescue Authority.

9
10 **Chapter 18 REVISIONS AND ADDITIONS**

11
12 **Sec. 18-124. Fire Department Administration**

13
14 The provisions of this Article are administered by the Fire Chief of the Fire Department
15 pursuant to an intergovernmental agreement between the Town and the Roaring Fork Fire Rescue
16 Authority.

17
18 Sec. 18-124.1 Applicability

19 The provisions of this article shall apply to all property located within the municipal
20 limits of the Town of Snowmass Village. Further, these regulations shall apply to all new
21 construction, additions and remodels that affect exterior elevations.

22
23 Sec. 18-125 Wildfire Hazard Areas

24
25 18-125.1 Scope. The provisions of this Section shall govern the materials, systems and
26 assemblies used for structural fire-resistance-rated construction separation of adjacent exterior areas to
27 safeguard against the spread of fire in case of a local wildfire event.

28
29 18-125.2 Definitions.

30
31 EXTERIOR WALL. A wall, bearing or non-bearing, that is used as an enclosing wall for a building that has
32 a slope of 60 degrees or greater with the horizontal plane.

33
34 EXTERIOR WALL ENVELOPE. A system or assembly of exterior wall components, including exterior wall
35 finish materials, that provides protection of the building structural members, including framing and
36 sheathing materials, and conditioned interior space, from the detrimental effects of the exterior
37 environment.

38
39 FENESTRATION. Skylights, roof windows, vertical windows (fixed or moveable), opaque doors, glazed
40 doors, glazed block and combination opaque/glazed doors. Fenestration includes products with glass
41 and non-glass glazing materials.

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FIRE PROTECTION RATING. The period of time that an opening protective will maintain the ability to confine a fire as determined by tests specified in Chapter 7 of the International Building Code. Ratings are stated in hours or minutes.

FIRE-RATED GLAZING. Glazing with either a fire protection rating or a fire-resistance rating.

FIRE RESISTANCE. The property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

FIRE WINDOW ASSEMBLY. A window constructed and glazed to give protection against the passage of fire.

FLAME SPREAD. The propagation of flame over a surface.

MASTIC FIRE-RESISTANT COATINGS. Liquid mixture applied to a substrate by brush, roller, spray or trowel that provides fire-resistant protection of a substrate when exposed to flame or intense heat.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

SKYLIGHTS AND SLOPED GLAZING. Glass or other transparent or translucent glazing material installed at a slope of 15 degrees or more from vertical. Glazing material in skylights, including unit skylights, tubular daylighting devices, solariums, sunrooms, roofs and sloped walls, are included in this definition.

WILDLAND-URBAN INTERFACE AREA. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

18-125.3 Building Components and Code Requirements for the Wildland/Urban Interface.

18-125.3.1 Roofs. Class A fire-rated roof coverings on all structures.

18-125.3.2 Eaves, Overhangs, Soffits. Eaves, overhangs and soffits shall be of non-combustible materials, ignition resistant materials, application of gypsum sheathing, or one-hour fire resistance rating on exterior wall assembly applied to the underside of rafter tails, soffit or roof deck in areas exposed to radiant or convective heat.

18-125.3.3 Gutters and Downspouts. Gutters and downspouts shall be non-combustible or fire-resistant. Leaf/debris guards or other protective means shall be provided in all gutters to prevent the accumulation of leaves, needles and debris.

18-125.3.4 Exterior Walls and Siding. Wall coverings or wall assemblies shall be non-combustible, ignition-resistant materials or heavy timber exterior wall assembly, log wall construction assembly or other assemblies that meet established performance criteria.

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87 18-125.3.5 Vents. Vents shall be non-combustible and properly covered with screens that have
88 a minimum opening dimension of 1/16-inch and a maximum of 1/8-inch or rated vents shall be installed
89

90 18-125.3.6 Windows and Skylights. Exterior windows and exterior glazed door assemblies shall
91 be constructed of multi-pane glazing or tempered glass meeting established safety glazing
92 requirements, glass block units, or materials with established fire-resistance ratings or other
93 performance requirements.
94

95 18-125.3.7 Exterior Doors. Exterior doors installed, where radiant or convective heat exposure
96 is likely, shall be of non-combustible or ignition resistant material, be constructed of solid core wood
97 that complies with thickness requirements, or meet established fire-resistance rating or performance
98 requirements.
99

100 18-125.3.8 Decks and Attachments. Deck surfaces shall be constructed with noncombustible,
101 exterior fire-retardant-treated wood, approved wood thermoplastic composite lumber, ignition-
102 resistant materials, or other material that complies with established performance requirements. Deck
103 framing shall be one-hour fire-resistant construction, use noncombustible materials or be constructed
104 with other approved materials.
105

106 18-125.3.9 Detached Accessory Structures. Accessory structures within 50 feet of primary
107 structures are subject to the same minimum requirements as the primary structure.
108

109 18-125.3.10 Weeds and Grasses. All weeds and grasses within the ten (10) foot perimeter of
110 the primary structure shall be maintained to a height of not more than six (6) inches.
111

112 18-125.3.11 Firewood. All firewood/wood piles shall be stacked on a parallel contour a
113 minimum of fifteen (15) feet away from any structure.
114

115 18-125.3.12 Fences Fences shall be kept clear of brush and debris. Wood fences shall not
116 connect to other structures
117

118 18-125.3.13 Fuel Tanks. Fuel tanks shall be installed underground with an approved container.
119 Propane tanks shall be buried if possible or installed according to NFPA 58 Standards and on a contour
120 away from the structure with standard defensible space vegetation mitigation around any above ground
121 tank. Enclosures around the tank shall be constructed with materials approved for two (2) hour fire-
122 resistive construction on the exterior side of the walls.
123

124 18-125.3.14 Address. Each lot or parcel shall be clearly marked with three (3) inch minimum
125 non-combustible numbers and shall be visible at the primary point of access from the public or common
126 access road and installed on a non-combustible post or monument
127

128 18-125.3.15 Flammable Materials. All flammable materials shall be stored on a parallel contour
129 a minimum of fifteen (15) feet from any structure.
130

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Certain definition in Section 16A-2-20, 'Definitions,' in Article II of the TOSV municipal code shall be revised, deleted or added to and shall be amended and restated as follows:

3

4 • Sec. 16A-2-20. – 'Definitions,' shall be amended and restated as follows:

5

6 *Fire Department* means the Roaring Fork Fire Rescue (RFFR).

7 • Sec. 16A-4-240. – 'Fire protection,' in Article IV of the Land Use and Development Code shall be
8 amended and restated as follows:

9 (a) Service by Fire Authority. Developments and new construction on existing lots shall be located and
10 designed in a manner that enables them to be served by the Roaring Fork Fire Rescue Authority and
11 complies with the adopted standards of said Fire Authority.

12 (1) Unusual fire hazards. No future development and construction on existing lots shall
13 be approved that, due to design, size (including height) or building materials, could present
14 unusual fire hazards that are beyond the fire-fighting capability of the Roaring Fork Fire Rescue
15 Authority.

16 (2) Location. Development and new construction on existing lots shall not be located in
17 such a way as to adversely affect the capability of the fire authority or other public service
18 entities to respond to fires or other non-fire emergencies in any other structure or area of the
19 Town.

20 (3) Fire access. Fire lanes, emergency access and fire apparatus access roads shall
21 conform to the provisions of the Fire Code, as set forth in Chapter 18, Article VII of the Municipal
22 Code.

23

24 (b) Development and New Construction on existing lots in Areas Subject to Wildfire Hazards.

25 (1) Purpose. All lands within the Town have the potential to pose hazards to human life
26 and safety and to property due to wildfire. The purpose of this Section is to ensure that
27 development and new construction on existing lots avoids these wildfire hazard areas whenever
28 possible. Where it is not possible for development or new construction to avoid these areas,
29 standards are provided to reduce or minimize the potential impacts of these hazards on the
30 occupants of the property and, as applicable, the occupants of adjacent properties.

31

32 (2) Applicability. The Planning Director and the Roaring Fork Fire Authority have
33 determined that due to the vegetation, slopes and other factors present on lands within the
34 Town, there is a potential for development within the Town to be threatened by wildfire hazards,
35 as such, the Planning Director shall refer all applications for new development and new
36 construction on existing lots to the Roaring Fork Fire Rescue Authority (RFFR) for review and
37 comment.

38 (3) Classification of hazard by RFFR. RFFR shall review the application and determine the
39 degree of wildfire hazard posed to persons and property. RFFR shall consider the proposed design

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of the development or new construction on existing lots (including the planned or existing roads and water supply facilities and the configuration and location of lots), the topography of the site, the types and density of vegetation present, the fire protection measures proposed by the applicant and other related factors in making its determination.

(4) Recommendations by RFFR. If RFFR finds that any degree of severity of wildfire hazard may be posed to persons and property, RFFR shall make recommendations as to the mitigation techniques that should be incorporated in the development or construction on existing lots. These recommendations shall be based on guidelines promulgated by the Colorado State Forest Service (CSFS) (see, for example, CSFS publications entitled "Wildlife Protection in the Wildland Urban Interface" and "Wildfire Safety Guidelines for Rural Homeowners") and may include, but are not limited to, the following mitigation techniques:

a. Locations. Recommendations to locate structures outside of severe hazard areas, off of steep slopes and outside of draws and canyons.

b. Manipulate vegetation. Recommendations to manipulate the density and form of vegetation, so as to create defensible space buffers around proposed building envelopes, to remove hanging tree limbs near chimneys and to establish fuelbreaks or reduce the severity of the hazard. The form and the extent of the recommended vegetation manipulation shall be based on the severity of the hazard that is found to be present.

c. Structural design. Recommendations to use noncombustible materials, to require pitched roofs and to sheath, enclose or screen projections and openings above and below the roof line, as applicable.

d. Water supply. If access to a pressurized water system with fire hydrants is not provided, recommendations may be made to ensure the availability of a water supply for individual structures, in the form of access to a pond, installation of an underground water storage tank, provision of dry hydrants or similar methods.

e. Access. Recommendations to provide for separate routes of entrance and exit into a subdivision, existing lot or PUD, to lay out roads so as to create fuel breaks and to ensure the adequacy of access by emergency vehicles, including the provision of regularly spaced turnouts along roadways, the establishment of adequate grades and sight distances and the prohibition of dead-end streets (but not cul-de-sacs) in the project.

f. Utility approaches. Access to all building exterior electrical and/or gas utilities, meters, regulators, and piping shall remain free and clear of all obstructions including fencing, or vegetation. Enclosures are permitted provided proper ventilation is installed.

g. Maintenance. Maintenance and Miscellaneous Recommendations:

(i) Roofs and gutters shall be kept clear of debris.

(ii) Roof vents shall be screened with corrosive-resistant wire mesh, with mesh one-eighth (1/8) inch maximum.

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- 82 (iii) Yards shall be kept clear of all litter, slash and flammable debris.
- 83 (iv) All flammable materials shall be stored on a parallel contour a minimum of
- 84 fifteen (15) feet away from any structure.
- 85 (v) Weeds and grasses within the ten (10) foot perimeter shall be maintained to a
- 86 height not more than six (6) inches.
- 87 (vi) Firewood/wood piles shall be stacked on a parallel contour a minimum of fifteen
- 88 (15) feet away from the structure.
- 89 (vii) Swimming pools and ponds shall be accessible by the local fire authority.
- 90 (viii) Fences shall be kept clear of brush and debris.
- 91 (ix) Wood fences shall not connect to other structures.
- 92 (x) Fuel tanks shall be installed underground with an approved container.
- 93 (xi) Propane tanks shall be buried, if possible, or installed according to NFPA 58
- 94 standards and on a contour away from the structure with standard defensible space
- 95 vegetation mitigation around any aboveground tank. Any wood enclosure around
- 96 the tank shall be constructed with materials approved for two (2) hour fire-resistive
- 97 construction on the exterior side of the walls.
- 98 (xii) Each structure shall have a minimum of one ten (10) pound ABC fire
- 99 extinguisher.
- 100 (xiii) Addresses shall be clearly marked with two (2) inch non-combustible letters
- 101 and shall be visible at the primary point of access from the public or common access
- 102 road and installed on a non-combustible post.
- 103
- 104 (5) Compliance. The Town Council shall consider the recommendations of RFFR, and shall
- 105 apply those recommendations they deem to be appropriate as conditions of new development.
- 106 Proposed construction on existing lots will be reviewed as part of a building permit submission that
- 107 will be referred to the RFFR for their approval.
- 108 (Ord. 4-1998 §1; Ord. 7-2000 §1; new Ord. number §1)
- 109

1
2 **Town of Snowmass Village Municipal Code**

3
4 **Chapter 1, Article II REVISIONS**

5
6 **Sec. 1-21. – Definitions.**

7
8 *Fire Department* is the Roaring Fork Fire Rescue Authority.
9

10 **Chapter 18 REVISIONS AND ADDITIONS**

11
12 **Sec. 18-124. Fire Department Administration**

13
14 The provisions of this Article are administered by the Fire Chief of the Fire Department
15 pursuant to an intergovernmental agreement between the Town and the Roaring Fork Fire Rescue
16 Authority.
17

18 **Sec. 18-124.1 Applicability**

19 The provisions of this article shall apply to all property located within the municipal
20 limits of the Town of Snowmass Village. Further, these regulations shall apply to all new
21 construction, additions and remodels that affect exterior elevations.
22

23 **Sec. 18-125 Wildfire Hazard Areas**

24
25 **18-125.1 Scope.** The provisions of this Section shall govern the materials, systems and
26 assemblies used for structural fire-resistance-rated construction separation of adjacent exterior areas to
27 safeguard against the spread of fire in case of a local wildfire event.
28

29 **18-125.2 Definitions.**

30
31 **EXTERIOR WALL.** A wall, bearing or non-bearing, that is used as an enclosing wall for a building that has
32 a slope of 60 degrees or greater with the horizontal plane.
33

34 **EXTERIOR WALL ENVELOPE.** A system or assembly of exterior wall components, including exterior wall
35 finish materials, that provides protection of the building structural members, including framing and
36 sheathing materials, and conditioned interior space, from the detrimental effects of the exterior
37 environment.
38

39 **FENESTRATION.** Skylights, roof windows, vertical windows (fixed or moveable), opaque doors, glazed
40 doors, glazed block and combination opaque/glazed doors. Fenestration includes products with glass
41 and non-glass glazing materials.
42

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FIRE PROTECTION RATING. The period of time that an opening protective will maintain the ability to confine a fire as determined by tests specified in Chapter 7 of the International Building Code. Ratings are stated in hours or minutes.

FIRE-RATED GLAZING. Glazing with either a fire protection rating or a fire-resistance rating.

FIRE RESISTANCE. The property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

FIRE WINDOW ASSEMBLY. A window constructed and glazed to give protection against the passage of fire.

FLAME SPREAD. The propagation of flame over a surface.

MASTIC FIRE-RESISTANT COATINGS. Liquid mixture applied to a substrate by brush, roller, spray or trowel that provides fire-resistant protection of a substrate when exposed to flame or intense heat.

ROOF COVERING. The covering applied to the roof deck for weather resistance, fire classification or appearance.

SKYLIGHTS AND SLOPED GLAZING. Glass or other transparent or translucent glazing material installed at a slope of 15 degrees or more from vertical. Glazing material in skylights, including unit skylights, tubular daylighting devices, solariums, sunrooms, roofs and sloped walls, are included in this definition.

WILDLAND-URBAN INTERFACE AREA. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

18-125.3 Building Components and Code Requirements for the Wildland/Urban Interface.

18-125.3.1 Roofs. Class A fire-rated roof coverings on all structures.

18-125.3.2 Eaves, Overhangs, Soffits. Eaves, overhangs and soffits shall be of non-combustible materials, ignition resistant materials, application of gypsum sheathing, or one-hour fire-resistance rating on exterior wall assembly applied to the underside of rafter tails, soffit or roof deck in areas exposed to radiant or convective heat.

18-125.3.3 Gutters and Downspouts. Gutters and downspouts shall be non-combustible or fire-resistant. Leaf/debris guards or other protective means shall be provided in all gutters to prevent the accumulation of leaves, needles and debris.

18-125.3.4 Exterior Walls and Siding. Wall coverings or wall assemblies shall be non-combustible, ignition-resistant materials or heavy timber exterior wall assembly, log wall construction assembly or other assemblies that meet established performance criteria.

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87 **18-125.3.5 Vents.** Vents shall be non-combustible and properly covered with screens that have
88 a minimum opening dimension of 1/16-inch and a maximum of 1/8-inch or rated vents shall be installed.
89

90 **18-125.3.6 Windows and Skylights.** Exterior windows and exterior glazed door assemblies shall
91 be constructed of multi-pane glazing or tempered glass meeting established safety glazing
92 requirements, glass block units, or materials with established fire-resistance ratings or other
93 performance requirements.
94

95 **18-125.3.7 Exterior Doors.** Exterior doors installed, where radiant or convective heat exposure
96 is likely, shall be of non-combustible or ignition resistant material, be constructed of solid core wood
97 that complies with thickness requirements, or meet established fire-resistance rating or performance
98 requirements.
99

100 **18-125.3.8 Decks and Attachments.** Deck surfaces shall be constructed with noncombustible,
101 exterior fire-retardant-treated wood, approved wood thermoplastic composite lumber, ignition-
102 resistant materials, or other material that complies with established performance requirements. Deck
103 framing shall be one-hour fire-resistant construction, use noncombustible materials or be constructed
104 with other approved materials.
105

106 **18-125.3.9 Detached Accessory Structures.** Accessory structures within 50 feet of primary
107 structures are subject to the same minimum requirements as the primary structure.
108

109 **18-125.3.10 Weeds and Grasses.** All weeds and grasses within the ten (10) foot perimeter of
110 the primary structure shall be maintained to a height of not more than six (6) inches.
111

112 **18-125.3.11 Firewood.** All firewood/wood piles shall be stacked on a parallel contour a
113 minimum of fifteen (15) feet away from any structure.
114

115 **18-125.3.12 Fences.** Fences shall be kept clear of brush and debris. Wood fences shall not
116 connect to other structures.
117

118 **18-125.3.13 Fuel Tanks.** Fuel tanks shall be installed underground with an approved container.
119 Propane tanks shall be buried if possible or installed according to NFPA 58 Standards and on a contour
120 away from the structure with standard defensible space vegetation mitigation around any above ground
121 tank. Enclosures around the tank shall be constructed with materials approved for two (2) hour fire-
122 resistive construction on the exterior side of the walls.
123

124 **18-125.3.14 Address.** Each lot or parcel shall be clearly marked with three (3) inch minimum
125 non-combustible numbers and shall be visible at the primary point of access from the public or common
126 access road and installed on a non-combustible post or monument.
127

128 **18-125.3.15 Flammable Materials.** All flammable materials shall be stored on a parallel contour
129 a minimum of fifteen (15) feet from any structure.
130



THE HOME IGNITION ZONE



A guide to preparing your home
for wildfire and creating defensible space

Formerly Quick Guide FIRE 2012-1: Protecting Your Home From Wildfire



Reducing Your Home's Wildfire Risk Begins With You

WHY?

Homeowners have the ultimate responsibility to proactively prepare their property for wildfire. By creating and maintaining the home ignition zone, residents can improve the likelihood of their home surviving a wildfire and reduce the negative impacts wildfires can have on their property.

In Colorado, if you live in the wildland-urban interface, it is not a matter of *if* a wildfire will impact your home and property, but *when*.

If your home is located in or near the natural vegetation of Colorado's grasslands, shrublands, foothills or mountains, you live in the wildland-urban interface — also known as the WUI — and are inherently at risk from a wildfire. This includes any areas where structures and other human developments meet or intermingle with wildland vegetative fuels.

Wildfires are a natural part of Colorado's varied ecosystems. Planning ahead and taking actions to reduce the risk of wildfires can increase the likelihood your home survives when wildfires occur.

As more people choose to live in

wildfire-prone areas, additional homes and lives are potentially threatened every year. Firefighters always do their best to protect residents, but **ultimately, it is your responsibility to protect your property and investments from wildfire.**

This guide focuses on actions that are effective in reducing wildfire hazards on your property. It is important to recognize that these efforts should always begin with the home or structure itself and progress outwards.

Also, remember that taking wildfire risk reduction steps is not a one-time effort — it requires ongoing maintenance. It may be necessary to perform some actions, such as removing pine needles from gutters and mowing grasses and weeds, several times a year. Other actions may just need to be

addressed annually or only once.

While you may not be able to accomplish all of these actions at once to prepare your home and property for wildfire, each completed activity will improve the safety of your home during a wildfire. However, it is important to remember there are no guarantees when it comes to wildfire. Implementing risk reduction actions does not guarantee your home will survive a wildfire, but it does improve the odds.

Knowing that wildfire impacts are inevitable, it is not only important for individuals to work on their own homes, but also for residents to work together to increase their community's resilience to wildfire. To become fire adapted, actions must not only be taken before a wildfire



As the 416 Fire burned near Durango in 2018, firefighters conducted burnouts near homes in the fire's path to eliminate fuel for the main fire and provide a secure control line. The work done by homeowners to create the defensible space buffer visible here gave firefighters the option to safely conduct the operation. Photo: Jerry McBride, Durango Herald

arrives but during and after a fire.

The National Cohesive Wildland Fire Management Strategy defines a fire-adapted community as “a human community consisting of informed and prepared citizens collaboratively planning and taking action to safely coexist with wildland fire.”

In order to increase the likelihood homes and infrastructure survive a wildfire, all landowners must work together to reduce fire hazards within and adjacent to communities. This includes work on individual home sites and common areas within communities. Every community member has a role in fire adaptation, from civic leaders, to developers, to first responders, to homeowners and land management agencies.

WHAT'S YOUR



WUI RISK?

MORE THAN
HALF

of Colorado residents live in the wildland-urban interface and are at some risk of being affected by wildfire.

Source: CSFS WUI Risk Assessment 2017

Access WUI risk information

coloradoforestatlas.org

Reduce your wildfire risk

csfs.colostate.edu

Protect your community

fireadaptednetwork.org

What Is the Home Ignition Zone?

HOME IGNITION ZONE (HIZ)

is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of defensible space surrounding it.

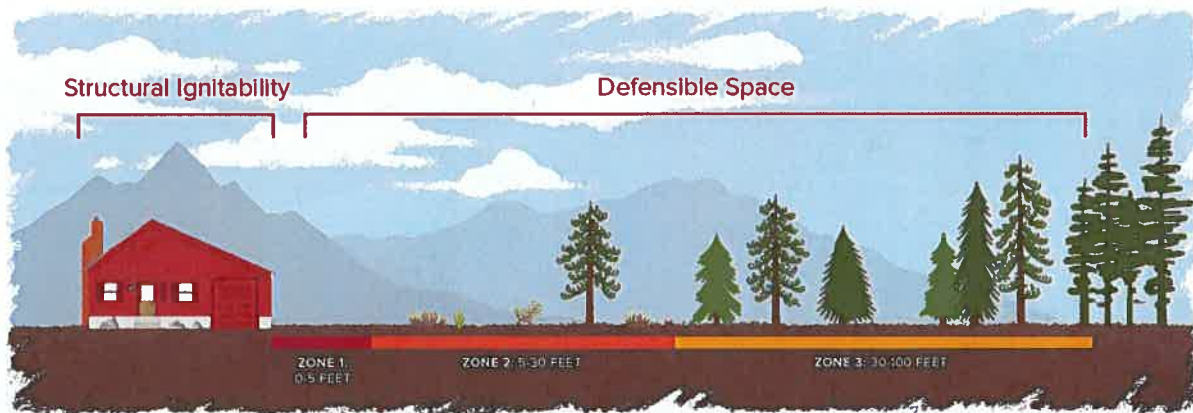


Illustration: Bonnie Palmatory, Colorado State University

The two primary determinants of a home's ability to survive a wildfire include the structure's ignitability and the quality of the surrounding defensible space. Together, these two factors create a concept called the home ignition zone, or

HIZ. It includes the structure and the space immediately surrounding it.

The space around the home is divided into three distinct spaces of management, zones 1, 2 and 3. Pages 8-9 outline specific goals and critical steps to manage your

property within each of these zones.

To reduce wildfire hazards to your home and property, the most effective proactive steps to take are to minimize the ability of the home to ignite and to reduce or eliminate nearby fuel.

METHODS OF HOME IGNITION

1. EMBER IGNITION

Embers (firebrands) are small pieces of burning material that can be transported by wind more than a mile ahead of a wildfire's flaming front. Embers can vary greatly in size, but even the smallest can start new fires (known as spot fires) on any ignitable surface they encounter, inside or outside a home. This is the most common source of home ignition during wildfires.

Flammable horizontal or nearly horizontal surfaces, such as wooden decks or shake-shingle roofs, are at greater risk for ignition from burning embers.

Many homes in the wildland-urban interface have burned because of airborne embers, so addressing structural ignitability is critical even if it appears difficult for fire to spread in the area surrounding a home.

2. SURFACE FIRE/

DIRECT FLAME CONTACT

If fuels are adjacent to a home, direct flame contact can ignite the house. Ensuring no such fuels exist within 5 feet of a home, particularly near windows or under decks, greatly minimizes this possibility.

3. RADIANT HEAT

Radiant heat is what you feel on your hands while warming them next to a campfire. This same type of heat transfer can ignite a home, whether the source of the heat is a crown fire in treetops or an adjacent home that has caught fire.



Flying embers are the most common source of home ignition during wildfires. Preparing homes for their impact is critical. Embers can ignite leaf litter in gutters and on roofs, as well as shrubs and mulch at the base of the house, as seen in this controlled ember shower experiment. Photo: Insurance Institute for Business & Home Safety

3

Factors Determine Wildfire Behavior

1. FUELS
2. WEATHER
3. TOPOGRAPHY

Of the three things wildfires need to start and spread, humans cannot change weather or topography, so we must concentrate on altering fuels in order to have any control over a disturbance as dynamic as wildfire.

Fuels can include vegetation like trees, brush and grass; but when near homes, fuels also include propane tanks, woodpiles, sheds and even homes themselves.



East Troublesome Fire.
Photo: Zach Wehr, CSFS

What Is Defensible Space?

DEFENSIBLE SPACE

is the area around a home (or structure) that has been modified to reduce fire hazard by creating space between potential fuel sources.

Firefighters may not be present at your home during a wildfire — they are trained to protect structures only when the situation is safe for them. You should prepare your home and property to withstand wildfire without firefighter intervention. Having an effective defensible space combined with reducing structural ignitability is the best way to improve your home's chance of survival.

Defensible space is the area around a home or other structure that has been modified to reduce fire hazard by creating a disconnected fuel load both vertically and horizontally. In this area, natural and manmade fuels are treated, removed or reduced to slow the spread of wildfire and alter fire behavior.

ATTENTION

These guidelines are adapted for ponderosa pine, Douglas-fir and mixed-conifer forest types below 9,500 feet.

SEE PAGE 14 for guidelines adapted to other forest types.



AFTER

A Colorado State Forest Service forest management project near Evergreen cleared dense trees in a residential area to reduce wildfire risk. The same tree with a crooked trunk in the center of these photos shows how tree thinning can be a useful tool to protect property, decrease fire intensity and boost forest health. Photo: Emma Brokl, CSFS

CREATING AN EFFECTIVE DEFENSIBLE SPACE

involves establishing a series of management zones. Develop these zones around each building on your property, including detached garages, storage buildings, barns and other structures.

Recognize that fuel continuity and density play a critical role in wildfire behavior.

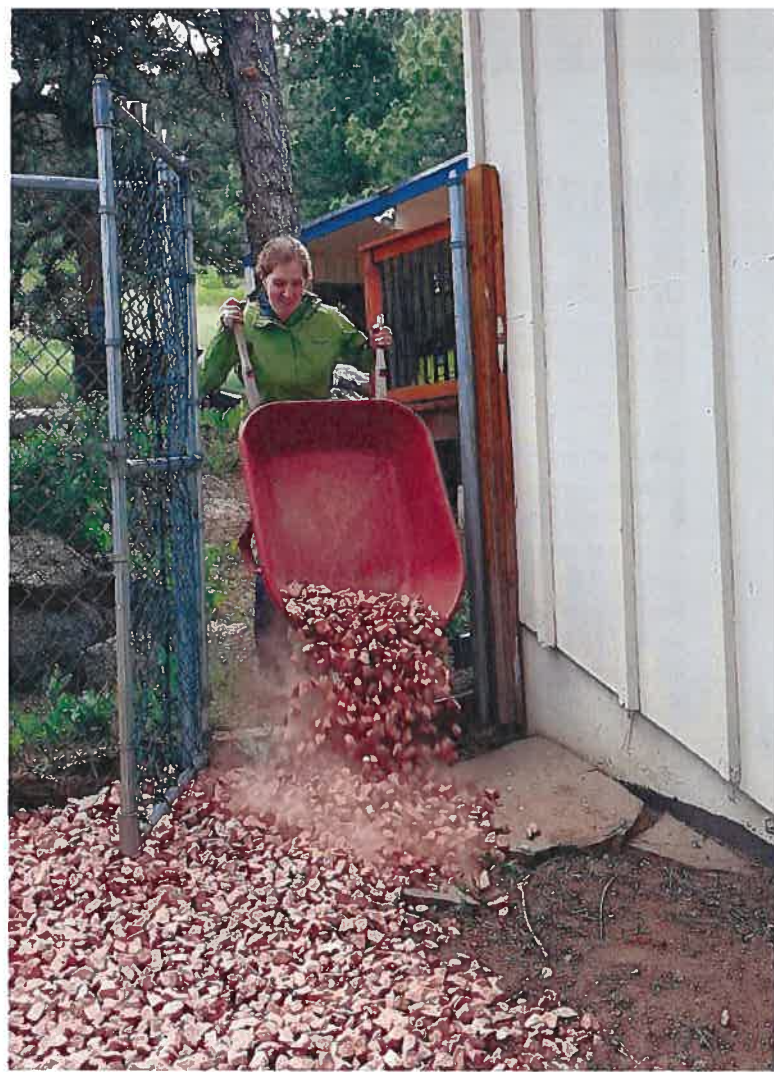
As you plan defensible space for your property, you can contact your nearest Colorado State Forest Service field office for guidance, or consult a forester, fire department staff or community organization appropriately trained in wildfire mitigation practices.



Top left: Hardening your home can include choosing noncombustible building materials like stucco paired with a stone facade. This house near Salida shows you don't have to sacrifice curb appeal to reduce the ignitability of your house. Photo: CSFS

Top right: Preparing your home for wildfire can be accomplished as weekend projects, such as clearing vegetation from around your home's perimeter and adding noncombustible material near the foundation that won't ignite if embers land there. Photo: Wildfire Partners

Bottom: A metal roof and noncombustible exterior window coverings add layers of protection against wildfire, in addition to the well-maintained defensible space that surrounds this home. Photo: Wildfire Partners



MORE ONLINE

This guide provides only basic information about structural ignitability.

The National Fire Protection Association (NFPA) and the Insurance Institute for Business & Home Safety (IBHS) together produce Wildfire Research Fact Sheets that provide additional valuable information.

Visit the "Protect Your Home" section at the CSFS website, csfs.colostate.edu/wildfire-mitigation, for links to these and other structural ignitability resources.



Harden Your Home Against the Threat of Wildfire

STRUCTURAL IGNITABILITY

is the likelihood the materials in and on your home will ignite during a wildfire. The practice of reducing structural ignitability is commonly called “home hardening.”

The ideal time to address home ignition risk is when the structure is in the design phase.

For existing homes, steps must be taken to reduce the structural ignitability in order to improve the likelihood of the home surviving a wildfire. The practice of reducing structural ignitability is commonly called home hardening.

BEST PRACTICES TO REDUCE STRUCTURAL IGNITABILITY

- ☐ Ensure the roof has a Class A fire rating
- ☐ Remove all leaves, needles and other debris from all decks, roofs and gutters
- ☐ Screen attic, roof, eaves and foundation vents with 1/8-inch metal mesh
- ☐ Screen or wall-in stilt foundations and decks with 1/8-inch metal mesh
- ☐ Use tempered glass for windows; two or more panes are recommended
- ☐ Create 6 inches of vertical clearance between the ground and home siding
- ☐ Replace combustible fencing or gates, at least within 5 feet of the home

STRUCTURAL COMPONENTS TO CONSIDER

WINDOWS

Windows can fail either from glass breaking or frames melting before a building ignites, providing a direct path for airborne embers to reach the building's interior. Metal screens should be installed. Windows with multiple panes provide greater protection than single-paned windows.

VENTS

Vents that are not screened or are screened with a gap that exceeds 1/8 of an inch can be a direct entry point for embers to infiltrate a home and ignite it from the inside. Metal mesh screen that is 1/8-inch is small enough that most embers will be extinguished before making it inside.

SOURCE NFPA/IBHS Wildfire Research Fact Sheet — Attic and Crawl Space Vents

EXTERIOR WALLS

The exterior walls of a home or other structure are affected most by radiant heat from a fire and, if defensible space is not adequate, by direct contact with flames. Fiber cement board, brick, stucco or other fire resistant materials are recommended.

ROOF

The roof has a significant impact on a structure's ignitability because of its extensive surface area. When your roof needs significant repairs or replacement, choose only fire-resistant roofing materials. Wood and shake-shingle roofs are strongly discouraged because they are highly flammable and are prohibited in some areas of the state. Metal sheets, concrete or shingles made from asphalt, tile, clay, stone or metal are all recommended roofing materials. It is critical to keep the roof and gutters clear of flammable debris.

SOURCE NFPA/IBHS Wildfire Research Fact Sheet — Roofing Materials

ROOF EXTENSION

The extension of the roof beyond the exterior structure wall is called the eave. This architectural feature is particularly prone to ignition. As fire approaches a building, the exterior wall deflects hot air and gases up into the eave. If the exterior wall isn't ignition-resistant, the effect of the excess heat is amplified.

SOURCE NFPA/IBHS Wildfire Research Fact Sheet — Under-Eave Construction

DECKS/FENCES

Some decks and fences are readily combustible, whether made of synthetic (plastic/composite) or natural materials (wood). Many deck designs allow embers to accumulate between board gaps and at joists below deck boards. Embers can also fall through decks and may easily ignite flammable materials beneath, making it critical to remove all materials from underneath the deck. Regardless of how fuels below decks may ignite, these burning materials can readily ignite the deck and threaten the home.

Fencing material that attaches to the home must be considered a direct extension of the structure and should be made of a noncombustible material, at least where it is immediately adjacent to a home.

SOURCE NFPA/IBHS Wildfire Research Fact Sheets — Fencing | Decks

TO MANAGE YOUR HOME, LEARN THE THREE ZONES

ZONE 1

0-5 FEET FROM THE HOME

The area nearest the home. This zone requires the most vigilant work in order to reduce or eliminate ember ignition and direct flame contact with your home.

ZONE 2

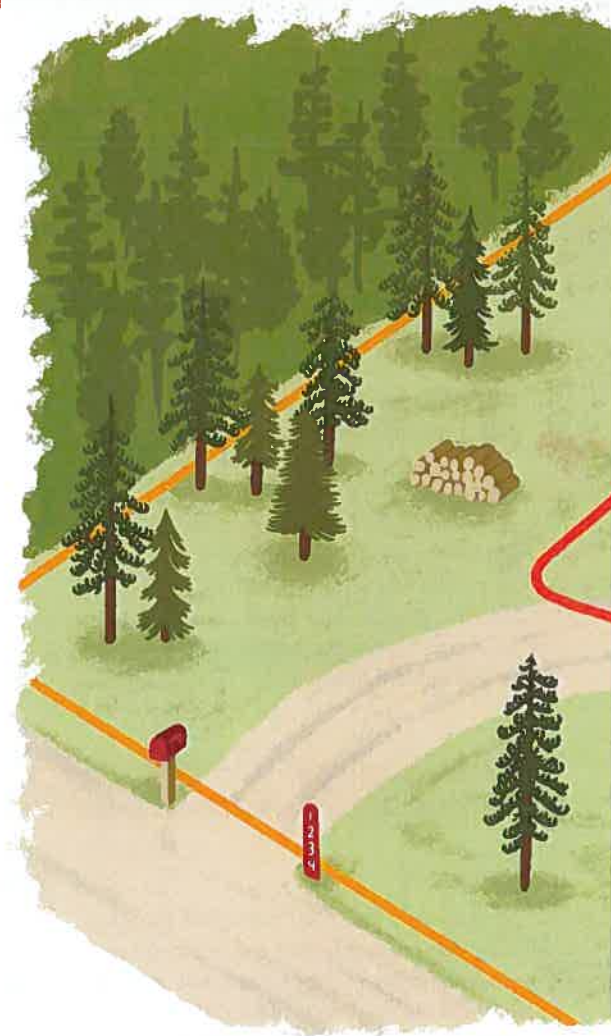
5-30 FEET FROM THE HOME

The area transitioning away from the home where fuels should be reduced. This zone is designed to minimize a fire's intensity and its ability to spread while significantly reducing the likelihood a structure ignites because of radiant heat.

ZONE 3

30-100 FEET FROM THE HOME

The area farthest from the home. It extends 100 feet from the home on relatively flat ground. Efforts in this zone are focused on ways to keep fire on the ground and to get fire that may be active in tree crowns (crown fire) to move to the ground (surface fire), where it will be less intense.



ZONE 1

GOAL: This zone is designed to prevent flames from coming in direct contact with the structure. Use nonflammable, hard surface materials in this zone, such as rock, gravel, sand, cement, bare earth or stone/concrete pavers.

CRITICAL STEPS

- ☐ Remove all flammable vegetation, including shrubs, slash, mulch and other woody debris.
- ☐ Do not store firewood or other combustible materials inside this zone.
- ☐ Prune tree branches hanging over the roof and remove all fuels within 10 feet of the chimney.
- ☐ Regularly remove all pine needles and other debris from the roof, deck and gutters.
- ☐ Rake and dispose of pine needles, dead leaves, mulch and other organic debris within 5 feet of all decks and structures. Farther than 5 feet from structures, raking material will not significantly reduce the likelihood of ignition and can negatively affect other trees.
- ☐ Do not use space under decks for storage.

ZONE 2

GOAL: This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to your home or any structures.

CRITICAL STEPS

- ☐ Mow grasses to 4 inches tall or less.
- ☐ Avoid large accumulations of surface fuels such as logs, branches, slash and mulch.
- ☐ Remove enough trees to create at least 10 feet* of space between crowns. Measure from the outermost branch of one tree to the nearest branch on the next tree.
- ☐ Small groups of two or three trees may be left in some areas of Zone 2. Spacing of 30 feet* should be maintained between remaining tree groups to ensure fire doesn't jump from one group to another.
- ☐ Remove ladder fuels under remaining trees. This is any vegetation that can bring fire from the ground up into taller fuels.
- ☐ Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.
- ☐ Remove stressed, diseased, dead or dying trees and shrubs.

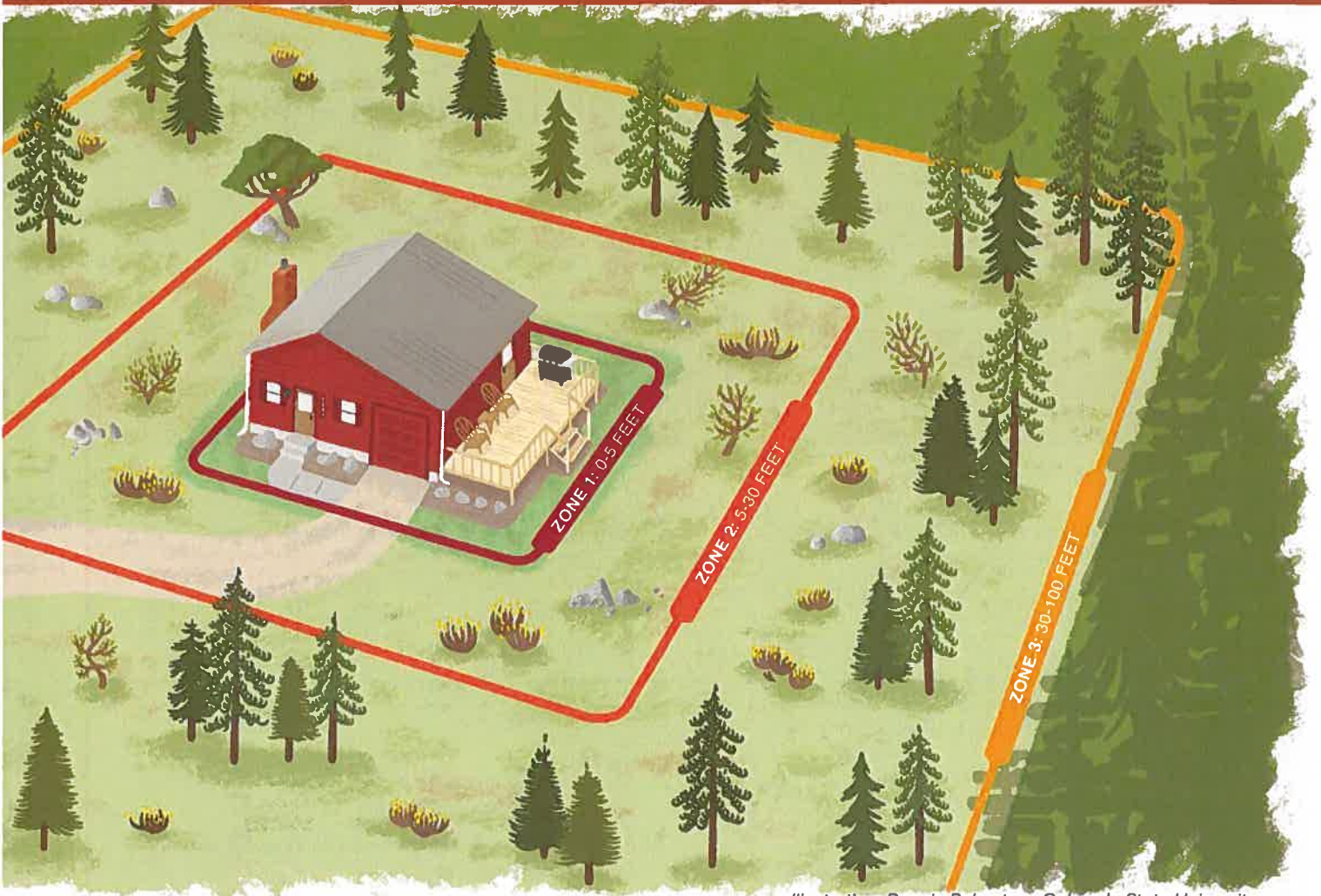


Illustration: Bonnie Palmatory, Colorado State University

This reduces the amount of vegetation available to burn and improves forest health.

- ❑ Common ground junipers should be removed whenever possible because they are highly flammable and tend to hold a layer of flammable material beneath them.
- ❑ You can keep isolated shrubs in Zone 2, as long as they are not growing under trees. Keep shrubs at least 10 feet* away from the edge of tree branches.
- ❑ Periodically prune and maintain shrubs to prevent excessive growth. Remove dead stems annually.
- ❑ Spacing between clumps of shrubs should be at least 2 ½ times* their mature height. Each clump should have a diameter no more than twice the mature height of the vegetation. Example: For shrubs that grow 6 feet tall, space clumps 15 feet apart or more (measured from the edge of the crowns of vegetation clumps). Each clump of these shrubs should not exceed 12 feet in diameter.

** Horizontal spacing recommendations are minimums and can be increased to reduce potential fire behavior, particularly on slopes. Consult a forestry, fire or natural resource professional for guidance with spacing on slopes.*

ZONE 3

GOAL: This zone focuses on mitigation that keeps fire on the ground, but it's also a space to make choices that can improve forest health. Healthy forests include trees of multiple ages, sizes and species, where adequate growing room is maintained over time.

If the distance of 100 feet to the edge of Zone 3 stretches beyond your property lines, it's encouraged to work with adjoining property owners to complete an appropriate defensible space. If your house is on steep slopes or has certain topographic considerations, this zone may be larger.

STEPS TO CONSIDER

- ❑ Mowing grasses is not necessary in Zone 3.
- ❑ Watch for hazards associated with ladder fuels. The chance of a surface fire climbing into the trees is reduced in a forest where surface fuels are widely separated and low tree branches are removed.
- ❑ Tree crown spacing of 6-10 feet is suggested. Consider creating openings or meadows between small clumps of trees so fire must transition to the ground to keep moving.
- ❑ Any approved method of slash treatment is acceptable in this zone, including removal, piling and burning, lop and scatter, or mulching. Lop-and-scatter or mulching treatments should be minimized in favor of treatments that reduce the amount of woody material in the zone. The farther this material is from the home, the better.

Make Home Ignition Zone Maintenance a Priority

WHY?

The home ignition zone requires regular, ongoing maintenance to be effective. Your home is located in a dynamic environment — trees, grasses and shrubs continue to grow, die and drop leaves each season, and there are ongoing maintenance needs on any structures on your property.

HOME IGNITION ZONE CHECKLIST

PREPARE YOUR HOME FOR WILDFIRE WITH THESE STEPS

TOP PRIORITIES

- ☐ **CLEAR** roof, deck and gutters of pine needles and other debris.*
- ☐ **MOW** grass and weeds to a height of 4 inches or less.*
- ☐ **RAKE AND REMOVE** all pine needles and other flammable debris from 5 feet around the foundation of your home and deck.*
- ☐ **TREAT** or mow shrubs that re-sprout aggressively (such as Gambel oak) every 3-5 years or more depending on growth rates.
- ☐ **REMOVE** branches that hang over the roof and chimney.
- ☐ **DISPOSE** of slash from thinning trees and shrubs by chipping, hauling to a disposal site or piling in open areas for burning later. *Any accumulation of slash that's chipped or otherwise should be 30 feet or more from the home.**
- ☐ **AVOID** creating continuous areas of wood chips on the ground when chipping logs and/or slash. Break up the layer of wood chips by adding nonflammable material, or allow for wide gaps of at least 3 feet between chip accumulations.

* Address as needed, more than once a year.

FIREWOOD

- ☐ Keep firewood stacked uphill from (or at the same elevation as) any structures, and keep the woodpile at least 30 feet away from the home.
- ☐ Do not stack firewood between remaining trees, underneath the deck or on the deck.
- ☐ Remove flammable vegetation within 10 feet of woodpiles.

PROPANE TANKS

- ☐ Keep aboveground tanks at least 30 feet from the home, preferably on the same elevation as the house.
- ☐ Remove flammable vegetation within 10 feet of all propane tanks and gas meters.

DRIVEWAYS

- ☐ Maintain at least 10 feet between tree crowns, thinning them a minimum of 30 feet back from each side of the driveway from the house to the main access road.
- ☐ Remove ladder fuels beneath trees after thinning.
- ☐ Remove any shrubs that are within 10 feet of the outer edge of tree crowns.
- ☐ Space shrubs apart at least 2 ½ times their mature height, as measured from the edge of the shrubs.
- ☐ Post signs at the end of the driveway with your house number that are noncombustible, reflective and easily visible to emergency responders.

SOLUTIONS FOR MANAGING SLASH

- 1** Spread slash and wood chips over a large area to avoid heavy accumulations and large piles. Being close to the ground will help speed decomposition.
- 2** Burn slash piles, but before doing so, always contact your county sheriff's office or local fire department for current information or possible restrictions.
- 3** Lop and scatter slash by cutting it into small pieces (less than 24 inches long) and spreading it over a wide area, to a depth not exceeding 18 inches. Don't scatter material over 4 inches in diameter.



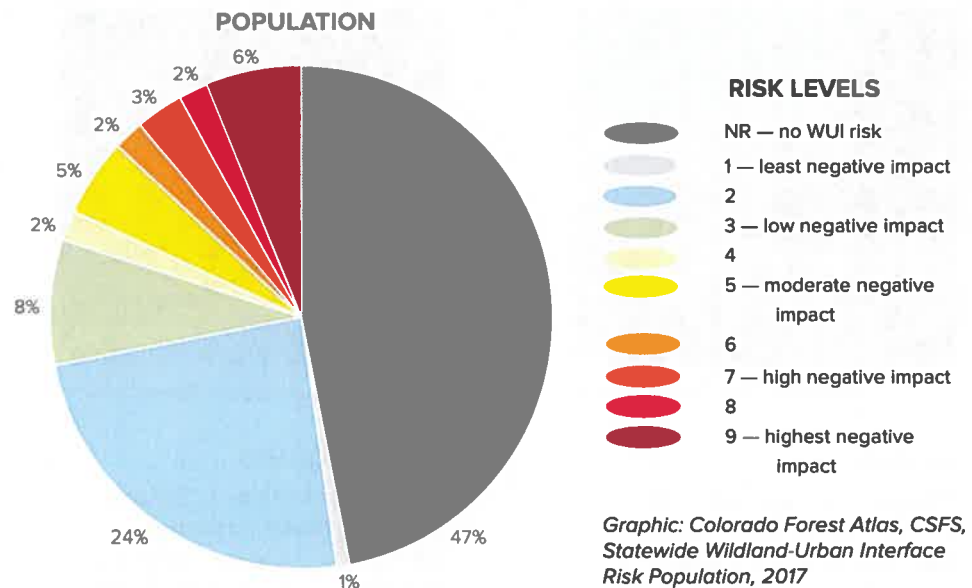
The Colorado State Forest Service works with communities to reduce wildfire risk and become recognized Firewise USA® sites, an accomplishment Piñon Ridge Estates in Chaffee County earned in 2021. CSFS forester Josh Kuehn, right, presents Craig Sommers of Piñon Ridge, with a sign for the community after residents completed the steps required for program recognition. In 2019, the Decker Fire came within a mile and a half of the neighborhood. Photo: Chaffee Chips

More Than Half of Colorado Residents Live With Some Wildfire Risk

The wildland-urban interface (WUI) includes the portions of Colorado where human development meets wildland vegetation.

The majority of Coloradans live in the WUI, in places with at least some risk of wildfire. And that number continues to increase as more residents build homes in the WUI.

As of 2017, the WUI covered about 3.2 million acres in Colorado. By 2040, the WUI area could encompass over 9 million acres in the state, according to projections from Colorado government models.



Additional Wildfire Mitigation Resources Online

- » Colorado State Forest Service wildfire mitigation information and publications csfs.colostate.edu/wildfire-mitigation
- » Community Wildfire Protection Planning csfs.colostate.edu/wildfire-mitigation/community-wildfire-protection-plans
- » Insurance Institute for Business & Home Safety ibhs.org/risk-research/wildfire
- » Colorado Wildfire Risk Viewer and Risk Reduction Planner coloradoforestatlas.org
- » National Fire Protection Association: Firewise USA® nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA
- » Fire Adapted Communities Learning Network fireadaptednetwork.org

Fuel Types and Arrangements

FUEL

is any material that will burn.

Whether in a wildland or urban location, when fuels are abundant and there's no space between them, a fire can quickly become uncontrollable and destructive. But when fuels are scarce and separated, a fire cannot build momentum and intensity, which makes it more manageable.

The closer together the fuels are near

your home, the bigger the threat they pose.

Fuel hazard measures look at both horizontal and vertical fuels, factoring in the type, amount and arrangement of fuels (called continuity and uniformity). Horizontal continuity is how the fuels are arranged laterally across the ground or among plant canopies. Vertical continuity refers to fuels extending from the ground into the crowns

of trees and shrubs.

Fuels with a high degree of both vertical and horizontal continuity are the most hazardous, particularly when they occur on slopes.

Mitigating wildfire hazards in the home ignition zone disrupts this fuel continuity, which helps reduce a fire's intensity and potential sources of home ignition.

SURFACE FUELS



Colorado State Forest Service

GRASSES

Grasses are perhaps the most pervasive and abundant surface fuel in Colorado. When available to burn, grasses can catch fire easily, and grass fires often spread rapidly. They also burn out quickly and do not release as much energy as fires in larger fuel types, like trees. Nonetheless, grass fuels can readily ignite structures that are directly adjacent to them.



Colorado State Forest Service

NEEDLES/LEAVES

Needles and leaf litter accumulate naturally in forests across the state. Long needles from pines like ponderosa and broadleaf litter from trees like aspen, cottonwood and maple do not compact as readily as other leaf types. Fire in these fuels can spread rapidly, particularly during windy conditions.

Shorter needle litter from spruce, fir and lodgepole pines compacts more readily and does not generally spread as fast.

Needles and leaves that ignite anywhere on or adjacent to a structure can cause damage and loss.



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LOGS/BRANCHES/SLASH/ WOOD CHIPS (MULCH)

Naturally occurring woody material on the ground and debris left from cutting down trees and shrubs (slash) are an important part of the fuel complex near structures.

This larger and denser material generates more heat than smaller fuels do, and it can be problematic when it is burning near structures.

Ultimately, the farther away from a structure that large amounts of these materials can be moved, the better.

MORE: A guide to mulched materials is available on the Colorado Forest Restoration Institute website, cfri.colostate.edu.



A firefighter monitors a burnout on the 416 Fire in southwest Colorado in 2018. This effort to manage the wildfire by eliminating fuels left of the train tracks illustrates how fire can transition through different fuel types and arrangements. Photo: Kyle Miller, Wyoming Interagency Hotshot Crew

VERTICAL/LADDER FUELS



Kari Greer

LADDER FUELS

Ladder fuels are burnable materials such as smaller trees and brush that provide a means for fire to climb vertically and continue into aerial fuel sources. Ladder fuels allow a fire to leave the ground level and burn up into the branches and crowns of larger vegetation. Lower branches on large trees also can act as ladder fuels.

These fuels are potentially very hazardous but are generally easy to mitigate. Pay close attention to ladder fuels near homes, as they are extremely hazardous and especially important to address.



InciWeb

BRUSH/SHRUBS

Examples of common brush fuels in Colorado are sagebrush, bitterbrush and mountain mahogany.

As with any type of fuel, brush that is close together and adjacent to homes is hazardous.

In dry climates like Colorado, brush fuels are generally dense and contain more material in a given space than grasses. Brush also usually grows larger and burns longer and more intensely than grass when it ignites.

This makes brush fires more complex, particularly when the brush grows under trees or in large, uniform stands.

CROWN (AERIAL) FUELS



Kari Greer

CROWN FUELS

An intense fire burning in surface fuels can transition into the upper portion of the tree canopies and become a crown fire. Crown fires are dangerous because they are intense, often move rapidly, can burn large areas, and produce embers that can travel great distances and start spot fires well ahead of the main fire.

Crown fire hazard can be reduced by thinning trees to decrease crown fuels, reducing surface fuels under the remaining trees and eliminating vertical fuel continuity from the ground into the crowns.

See recommendations on pages 8-9 of this guide.

Forest Types

Recommendations in this guide refer primarily to ponderosa pine, Douglas fir and mixed-conifer ecosystems below 9,500 feet in elevation.

Those who live in or near other forest types can follow these additional recommendations.



PIÑON-JUNIPER

Fires in piñon-juniper forests tend to burn intensely in the crowns of trees under windy conditions.

When thinning these trees on a property, create a mosaic pattern that is a mixture of individuals and clumps of three to five trees. The size of each clump will depend on the size, health and location of the trees. The minimum spacing between the crowns of individual trees is 10 feet, increasing for larger trees, clumps and stands on steeper slopes.

Pruning trees for defensible space is not as critical in piñon-juniper forests as it is in pine or fir forests. Instead, it is more important to space the trees so it is difficult for a fire to move from one tree clump to the next. These trees should only be pruned to remove branches that are dead or are touching the ground. Live branches can be pruned up to 3 feet above the ground, or a third the height of the tree, whichever is less. Removing shrubs growing beneath piñon and juniper canopies is recommended.

Pruning live branches or removing and processing these trees is not recommended between April and October, when the piñon ips beetle is active in Colorado. Thinning activity that stimulates sap flow in summer months can attract these beetles to healthy trees. It is acceptable to remove dead trees and dead branches during the summer.



LODGEPOLE PINE

Older lodgepole pine stands generally do not respond well to selective thinning, but instead respond better to removing all trees over a defined area to allow healthy forest regeneration.

Selectively thinning lodgepole can open the stand to severe windthrow and stem breakage. However, if your home is located within a lodgepole pine forest, you may prefer selective thinning instead of removing all the standing trees.

Thinning older stands of lodgepole pine to the extent recommended for defensible space may require several attempts spaced over a decade or more. No more than 30 percent of the trees in a mature stand should be removed in each thinning operation. Focus on removing trees that are obviously lower in height or suppressed in the forest canopy. Leaving the tallest trees will make the remaining trees less susceptible to windthrow.

Another option is leaving clumps of 30-50 trees. Clumps are less susceptible to windthrow than solitary trees. Allow a minimum of 30-50 feet between tree crowns on the clump's perimeter and any adjacent trees or clumps of trees.

To ensure a positive response to thinning throughout the life of a lodgepole pine stand, trees must be thinned early. Begin when trees are small saplings and maintain low densities within the stand as the trees mature.



GAMBEL OAK

Maintaining Gambel oak forests that remain resistant to the spread of wildfire can be a challenge because of their vigorous growing habits. Gambel oak trees grow in clumps or groves, and the stems in each clump originate from the same root system. Most reproduction occurs through sprouts from this deep, extensive root system.

Treat Gambel oak near your home every three to five years, or more often depending on growing conditions. Sprouts should be mowed at least once a year. Herbicides can be used to supplement mowing and control regrowth when treating whole clumps.

This species can be “trained” to grow more like a tree than a shrub in some locations. Remove small diameter oak within clumps and any sprouts growing parallel to the ground.



SPRUCE-FIR

Spruce and fir trees tend to grow in association with each other.

Mature spruce and fir are prone to windthrow when heavily thinned. Light thinnings or leaving groups of trees will help mitigate this problem.

Their hardiness against the wind may not be a problem if a tree has grown to maturity in the open and isn't surrounded by other trees.

Spruce and fir tend to have crowns that extend to the ground. Eliminating lower branches that act as ladder fuels is recommended.

The spruce and Ips bark beetles are native to Colorado and infest Engelmann spruce and Colorado blue spruce. They are particularly attracted to recently fallen green trees and limbs, so it is important to remove any cut branches in a timely manner so surrounding healthy trees are not infested.



Photos: Colorado State Forest Service

ASPEN

Tree spacing and ladder fuel guidelines do not apply to mature stands of aspen trees.

Generally, no thinning is recommended in aspen forests, regardless of tree size, because the thin bark is easily damaged, which can make the tree highly susceptible to fungal infections.

However, in older stands, numerous dead trees on the ground do require removal. Conifer trees often start growing in older aspen stands and can grow up through these old, downed aspens. A buildup of these trees eventually will increase the fire hazard of the stand, so young conifers should be removed from these areas.

Brush also can increase fire hazard in aspen stands and should be thinned to reduce flammability.

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- CSFS field office personnel

Cover Photography

FRONT

Top left: Cleaning debris from gutters is a critical step to prevent home ignition. Photo: Wildfire Partners. **Top right:** Firefighters from Colorado's Platte Canyon Fire Protection District defend a home during a wildfire. As the population expands into the WUI, homeowners must take responsibility to prepare their homes for wildfire. Photo: Kari Greer. **Bottom:** Of 1,000 homes threatened in the 2016 Cold Springs Fire near Nederland, only 8 burned, due in part to homeowners who readied their properties and followed home ignition zone recommendations. Photo: Wildfire Partners

BACK Mitigation work helped spare this Boulder County home near Nederland during the Cold Springs Fire of 2016. Photo: Wildfire Partners



ADAPT TO WILDFIRE

It's never too early to start protecting your home.
The Colorado State Forest Service can help.



.....
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*To achieve stewardship of Colorado's diverse forest environments
for the benefit of present and future generations*

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2025

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01 June 2025



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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

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.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable 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.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

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.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

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

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



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SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas.

Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping.

The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. Low *Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two



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feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. Moderate *Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.



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303.2.3 High Intensity. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
 2. **Flame Length:** Up to 30 feet or more.
 3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
 4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
 5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
 6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.
- These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire*



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intensity classification 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.

304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable 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.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. 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 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. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. 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.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (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.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



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SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

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.*



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Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

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.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

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.

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

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

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.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



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non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



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502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

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

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



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503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

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

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



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Appendix A: PERMITS

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.



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A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.

A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.



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A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Appendix B: CONSTRUCTION DOCUMENTS

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in



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compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Appendix C: INSPECTION AND ENFORCEMENT

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this



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code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of



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said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or requires the unsafe structure to be demolished. Such notice shall require the person



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thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.

C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to



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institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



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An Act

SENATE BILL 25-142

BY SENATOR(S) Baisley and Cutter, Exum, Jodeh, Kipp, Michaelson Jenet, Snyder, Wallace, Winter F.;
also REPRESENTATIVE(S) Velasco, Boesenecker, Brown, Clifford, Duran, Froelich, Jackson, Lieder, Lindsay, Mabrey, Martinez, McCluskie, McCormick, Rutinel, Smith, Titone.

CONCERNING CHANGES TO THE WILDFIRE RESILIENCY CODE BOARD'S CODE IMPLEMENTATION REQUIREMENTS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-33.5-1237, **amend** (1)(a), (2), and (3); and **add** (1)(a.3) and (1)(c.5) as follows:

24-33.5-1237. Application of wildfire resiliency codes - enforcement - definitions. (1) As used in this section, unless the context otherwise requires:

(a) ~~"Board" means the wildfire resiliency code board created in section 24-33.5-1236~~ (2). "ADOPTING GOVERNING BODY" MEANS A GOVERNING BODY THAT HAS JURISDICTION IN AN AREA WITHIN THE WILDLAND-URBAN INTERFACE AND HAS THE AUTHORITY TO ADOPT BUILDING

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

CODES OR FIRE CODES.

(a.3) "BOARD" MEANS THE WILDFIRE RESILIENCY CODE BOARD CREATED IN SECTION 24-33.5-1236 (2).

(c.5) "COOPERATIVE AGREEMENT" MEANS AN AGREEMENT ENTERED INTO BY THE ADOPTING GOVERNING BODY AND AT LEAST ONE OTHER ENTITY, SUCH AS A THIRD-PARTY CONTRACTOR OR ANOTHER GOVERNING BODY, THAT PROVIDES FOR THE ENFORCEMENT OF THE CODES.

(2) (a) ~~A governing body with jurisdiction in an area within the wildland-urban interface that has the authority to adopt building codes or fire codes~~ AN ADOPTING GOVERNING BODY shall adopt a code that meets or exceeds the minimum standards set forth in the codes within ~~three~~ NINE months of the board adopting the codes in accordance with section 24-33.5-1236 (4)(b)(II)(D).

(b) Enforcement of a code adopted pursuant to subsection (2)(a) of this section shall be in accordance with the rules and regulations for code enforcement by the ADOPTING governing body, OR THROUGH A COOPERATIVE AGREEMENT. The period to comply with an adopted code shall be in accordance with the rules and regulations of the ADOPTING governing body or within three months of the date the code is adopted by the ADOPTING governing body, whichever is sooner.

(c) The board may review a AN ADOPTING governing body's codes adopted pursuant to subsection (2)(a) of this section and a AN ADOPTING governing body's application of the adopted codes to determine compliance with the requirements of this section. ~~Governing~~ ADOPTING GOVERNING bodies shall cooperate with the board and be responsive to any requests for information from the board made pursuant to the board's review set forth in this subsection (2)(c).

(d) Notwithstanding subsection (2)(b) of this section, if a AN ADOPTING governing body does not have rules and regulations OR A COOPERATIVE AGREEMENT in place for the enforcement of a code adopted pursuant to subsection (2)(a) of this section, the ADOPTING governing body may request support from the division in conducting inspections and enforcing the code pursuant to the division's procedures set forth in section 24-33.5-1213; except that any civil penalty collected pursuant to section

24-33.5-1213 (4) shall be deposited in the code board cash fund. The division may charge a reasonable fee to the property owner for conducting inspections and enforcing the code, and money from the fee shall be deposited in the code board cash fund.

(3) ~~A~~ AN ADOPTING governing body may petition the board for a modification of the codes within its jurisdiction in accordance with procedures adopted by the board pursuant to section 24-33.5-1236 (4)(b)(IV). If the board grants the petition for modification, the modification applies only within the jurisdiction that is granted the modification. The order granting the petition for modification must specify a date on which the modification expires, and the ADOPTING governing body must petition the board before the expiration date to keep the modification in effect, or the board at its discretion and through its own action may extend the modification and specify a new expiration date. ~~A~~ AN ADOPTING governing body may appeal a denial of a petition to the board in accordance with procedures adopted by the board pursuant to section 24-33.5-1236 (4)(b)(V).

SECTION 2. Safety clause. The general assembly finds, determines, and declares that this act is necessary for the immediate

preservation of the public peace, health, or safety or for appropriations for the support and maintenance of the departments of the state and state institutions.



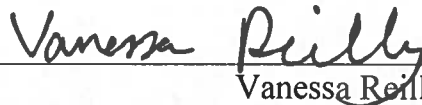
James Rashad Coleman, Sr.
PRESIDENT OF
THE SENATE



Julie McCluskie
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

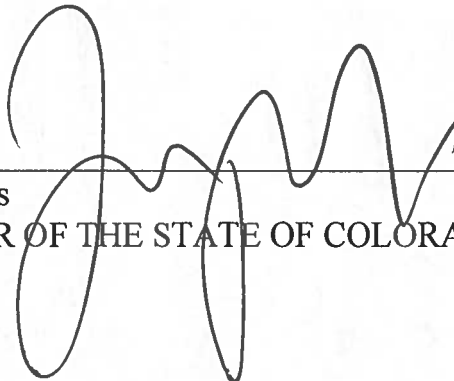


Esther van Mourik
SECRETARY OF
THE SENATE



Vanessa Reilly
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED Tuesday June 3rd 2025 at 11:00 AM
(Date and Time)



Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 14, 2025

Agenda Item:

Update from EAB on their priority list

Presented by:

Greg LeBlanc, Assistant Town Manager

Background:

The Environmental Advisory Board (EAB) presented a list of recommendations to the Town Council at the June 2, 2025 meeting. The Council requested that EAB provide additional information on each proposed project area to include pilot program information, estimated prices, and timeline.

EAB met at the June and July meetings to prepare the requested materials and a copy of a matrix including those items was sent to the Council on July 2, 2025, via email. A copy of the matrix is attached as well as a copy of the recommendation letter.

Financial Impact:

The total estimated cost of these recommendations is \$3.64 million.

Applicability to Council Goals & Objectives:**Council Options:**

This item is intended for the consideration and possible direction of the Town Council.

Staff Recommendation:

This item is intended for the consideration and possible direction of the Town Council.

Attachments:

1. 8B 1 2025 Recommendation Matrix - EAB for Council 070125
2. 8B 2 Approved Letter_ EAB to Council on 2030 Emissions

Dear Town Council Members,

The EAB sees its role as helping the Town reach ambitious sustainability goals that protect our Town from climate-related problems. The EAB was also part of setting aggressive Emission Reduction Goals for 2030. We are not on track to meet these goals, which could impact tourism and quality of life in our town. Although significant emissions reductions can be achieved through our partnerships with Holy Cross and CORE, the EAB seeks to move forward simultaneously with initiatives in the following topic areas:

1. Fire
2. Building Electrification
3. Water
4. Compost
5. Demolition and Waste
6. Sustainable Transloading Facility
7. Sustainability Coordinator Staff Position

The following is to educate Councilmembers on these topics: the time it would take, staffing needs, costs, and the next steps.

Fire

Recommendation: *The EAB strongly recommends a four-phase approach to dramatically improve fire-defensible spaces around structures in Snowmass Village. This would start with education, extend to financial incentives, and eventually to code changes and rules affecting existing structures. There is widespread industry agreement, with supporting science, on the essential practices of defensible space. These practices include both landscaping and home hardening actions.*

EAB's long-term goal is to develop strong fire protective measures in line with other mountain towns that have successfully implemented these policies. The Council will determine the schedule for implementing this plan. However, the EAB urges that this schedule be aggressive, with a completion timeframe of 3-5 years or less.

Background:

There is likely only one short-term event that can destroy the Town in hours or days - a wildfire. The Roaring Fork Fire District and Snowmass Water and Sanitation District are not designed or equipped to battle fires on a scale that threatens entire neighborhoods or the whole town. Meanwhile, fire risks are predicted to worsen. The Colorado State Forest Service estimates a 50-200% increase in the area burned annually by 2050.

Wildfire readiness should be pursued in both the public and private arenas. The mitigation efforts undertaken by the Town and the Roaring Fork Fire Department on public lands in recent years are vital and should be continued and expanded. The 2019 updates to the building codes related to strengthening building envelopes were also significant steps forward.

The one significant arena where wildfire protection is lacking is on private landscapes. Private owners can work on their properties if they are so motivated, but the survivability of one's structure also depends significantly on what one's neighbors choose to do. We are, in essence, "our neighbor's keeper". This thrusts wildfire protection into the public sphere and should not be left simply to what one individual chooses to do.

A simple drive around Snowmass Village neighborhoods reveals that most homes in the Town do not adhere to standard recommendations for fire-defensible space. This includes cutting back of vegetation and tree branches in the closest perimeter around the home (particularly evergreens), replacement of decks and other structures made of wood in favor of fire-resistant materials and coatings, removal of wood mulch in landscape beds immediately abutting the foundation, etc. The end goal of the village should be that all private structures meet the commonly accepted standards of defensible space, to protect valuable property and prevent the spread of embers from structure to structure. To get there, the EAB envisions four phases:

1. Education/Outreach
2. Incentives for private action
3. Code changes affecting future development/redevelopment (ie, whenever building permits are pulled)
4. Application of Rules/enforcement related to existing structures not being altered.

Phase 1 (Pilot): The EAB would like the Town to work closely with Roaring Fork Fire Rescue and the Roaring Fork Wildfire Collaborative to increase public messaging on wildfire readiness with succinct, well-defined guidelines. Vail's "Fire Free Five" is a good model, with robust web graphics and instructive photos (see below). Public forums could be held around showings of *Elemental: Reimagine Wildfire*, a film that dives deeply into how defensible space affects the survival of properties. A showing at TACAW last spring was well received and would help move the conversation forward. A well-coordinated communication campaign, led by Town and Fire District staff, is needed. Outreach must be tailored to each audience, including full and part-time residents.

At the same time as education is taking place, other mountain towns can be consulted on best practices for specific ordinances, including enforcement and associated costs.

Phase 2: Incentives: The town should offer financial incentives to improve private structures and landscapes. One existing model is the matching grant program in Vail.

Phase 3: Code changes should be implemented after consultation with other Colorado towns, the Colorado State Forest Service, the Roaring Fork Wildfire Collaborative, and the Roaring Fork Fire Rescue.

Phase 4: Application of rules to existing structures that are not being altered. This last phase would likely be the most controversial and challenging to enforce. Items to discuss include who would do enforcement, the enforcement steps, and the exact fire defensibility standards being enforced. A secondary challenge, which some residents have already encountered, is finding the workforce (i.e., contractors) to address all the work required, especially if it is being done on a community-wide scale.

Our long-term goal is to have all structures in the Town completely fire-safe. We should start the process immediately.

Supplemental information:



Reference: CSFS's 2020 Forest Action Plan

Home Ignition Safety Zone: The two primary factors are 1) Structural Ignitability and 2) Defensible space/landscaping



The Town of Vail's **Fire Free Five** program has clear guidelines prominently displayed on its website and is supported by town code (see below).

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- Wildland

Fire Free Five Landscaping Guide

Fund Your Fire Free Five

Free Curbside Chipping Program

Wildfire Ready

Defensible Space

Fire-Resistive Construction

Wildland Crew

Wildfire Homeowner Protection Tips

Short Term Rental Inspections

Town of Vail Fire Restrictions

Car Seat Safety Checks

Frequently Asked Questions

Fire Free Five Landscaping Guide

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WHAT IS A "FIRE FREE FIVE" LANDSCAPE?

During a wildfire, embers are lifted into the air and can travel significant distances before falling to the ground. Still hot, they can land on roofs, in gutters, on decks and even stick into your siding. Embers also accumulate near the base of buildings and can ignite dead leaves, trees, shrubs, wood mulch and other combustible landscape materials. A small ground fire can quickly spread into siding, up trees, under eaves and onto the structure.

A **Fire Free Five** landscape is designed, installed, and maintained in a way that removes combustible landscape materials within five feet of a building to help protect the home or business from ember-based fires, or fires moving along the ground.

This guide is designed to aid you in envisioning, designing, and maintaining your "Fire Free Five" landscape. The Town of Vail would like to assist you in helping to protect your property in the event of a wildfire. Did you know that funding is available to assist you with your project? Visit the Town of Vail link to apply for funding now: www.vailgov.com/firefreefive

The "Fire Free Five" is the most critical part of landscaping to reduce wildfire risk, however it is not everything. The landscaping around your property should be maintained in a way to prevent wildfire from spreading throughout your yard. For more information on defensible space: www.vailgov.com/government/departments/fire/wildfire/defensible-space

ZONE 1 (0-5' FROM STRUCTURE)

- Perennial plants and groundcovers only.
- Remove all combustible items including firewood, construction materials, lawn furniture, etc.
- Use non-combustible mulch or stone.
- Do not use space under decks for storage.

ZONE 2 (5-30' FROM STRUCTURE)

- Remove bottom branches from lower 6 feet of trees.
- Remove all dead and diseased trees and shrubs.
- Thin out trees so there are 6-10 feet from crown to crown.

STAY CONNECTED

Excerpt from Vail Town Code: https://codelibrary.amlegal.com/codes/vailco/latest/vail_co/0-0-0-14907

§ 14-10-8 LANDSCAPING, DRAINAGE AND EROSION CONTROL.

(A) (1) Various natural vegetation zones exist within the Gore Valley as a result of the form and aspects of the land itself. The north facing slopes within the valley are typically heavily wooded with spruce, pine and aspen and generally receive less direct sunlight than the drier south facing slopes which typically consist of sage, aspen and other vegetation tolerant of drier conditions. The valley floor which is adjacent to Gore Creek consists of a wide variety of trees and shrubs adapted to the relatively fertile soil and natural availability of water.

(2) The goal of any landscape plan should be to preserve and enhance the natural landscape character of the area in which it is to be located and serve as an aid in fire prevention and protection. The landscape scale and overall landscape design shall be developed so that new vegetation is integral with the natural landscape and the inherent form, line, color and texture of the local plant communities. The major objective of the landscaping is to help reduce the scale of new structures, to assist in the screening of structures, to **reduce the risk to life and structures from the intrusion of fire from wildland fire exposure and fire exposures from adjacent structures, and to mitigate structure fires from spreading to wildland fuels.** The planting of large-sized, well-spaced plant materials is encouraged. **Fire wise plant materials are required** due to their ability to resist fire. Trees shall be maintained through limbing and pruning in order to **prevent limbs from being too close to structures** and other plant materials. Special care should be taken in

selecting the types of plants to use when designing a landscape plan. Final selection should be based upon the soils and climate, ease of establishment, suitability for the specific use desired, ability to deter the spread of fires and the level of maintenance that can be provided. New planting shall use plants that are indigenous to the Rocky Mountain alpine and subalpine zones or are capable of being introduced into these zones.

(3) (a) A recommended list of plant materials, some indigenous to the Vail area, is on file with the Department of Community Development. Also indicated on the list are fire wise plant materials which are suitable for planting within the Vail area. The minimum sizes of landscape materials acceptable are as follows:

(b) Required trees.

Deciduous	2 inch caliper
Conifers	6 foot
Required shrubs	#5 gallon container Foundation shrubs shall have a minimum height of 18 inches at time of planting

(B) Landscape design shall be developed to locate new plantings in natural looking groups and shall be designed and installed in conformance with the Vail Fire and Emergency Services Fire-Resistant Landscaping guidelines, unless exempted by § 12-11-3 of this code. Geometric plantings, evenly spaced rows of trees, and other formal landscape patterns shall be avoided.

(J) All plantings must be mulched with materials as listed in the Vail Fire and Emergency Services Fire-Resistant Landscaping guidelines, unless otherwise exempt per §§ 14-10-5(B), 12-11-3 of this code.

(L) Defensible space shall be created and maintained in an area extending from the perimeter or projection of the building or structure to a radius of 100 feet or the lot lines, whichever is less. Defensible space and landscaping shall comply with Vail Fire and Emergency Services Fire-Resistant Landscaping guidelines.

Links:

<https://www.vail.gov/government/departments/fire/wildland/fire-free-five>

<https://www.nfpa.org/education-and-research/wildfire/preparing-homes-for-wildfire>

[Landscape-New - Sustainable Defensible Space](#)

Building Electrification

Recommendation: *Support building owners to increase the pace of voluntary electrification and energy efficiency projects by increasing the Town of Snowmass Village's financial investment by 20% a year over year for the next 5 years to provide building owners, with a focus on residential units, rebates, grants, and technical advising through the Community Office of Resource Efficiency's (CORE) building performance hub and associated advising and outreach programs.*

Background:

The most significant contributor of greenhouse gas emissions in the Town of Snowmass Village is from natural gas use in existing buildings, representing 74% of total emissions in Snowmass Village; reducing emissions in the existing building stock is imperative to meet the Town's climate goals. Holy Cross Electric, the electrical utility provider that services TOSV, is committed to a 100% renewable energy grid by 2030, and currently, over 80% of its electricity is from renewable sources. Eliminating gas use in buildings is one of the most effective ways for TOSV to impact meeting its climate goals greatly. The cost difference between a gas replacement heating system and an all-electric heat pump heating and cooling system is generally double that of an all-electric system. Without a policy or building performance standard requiring existing buildings to reduce their emissions over time, building owners have little incentive to remove gas and electrify their buildings without external financial incentives through grants and rebates. We recommend the Town of Snowmass Village continue to increase investment in funding for grants and rebates to reduce the cost burden of electrification.

Heat pump technology is not new, but advancements in technology have made it possible for adoption in high elevation and cold climates like Snowmass Village; in 2021, the highest elevation heat pump was installed at the Elk Camp Ski Patrol & Wildlife Center at 11,200' through a collaboration between Aspen Snowmass, Mitsubishi, and CORE. Because this technology is relatively new in this region, great confusion continues on the viability of these technologies and how to deploy them effectively. CORE is uniquely positioned in the Roaring Fork Valley to provide guidance and technical assistance.

Pilot Example:

In 2024, CORE completed a Building Electrification Study for the Town of Snowmass Village that significantly details the opportunities, challenges, and additional considerations to reduce emissions in the built environment. This study supplements this recommendation and offers additional guidance and recommendations for the Council to consider.

In 2024, CORE supported TOSV to add insulation and air sealing to a multifamily rental facility on Carriage Way as a first step to reduce energy consumption in that building, thereby increasing the comfort in these apartment units by reducing air exchanges in the building and providing a more comfortable environment. In February of 2025, CORE worked with TOSV to submit a grant application to the Colorado Energy Office to replace the existing gas-fired furnaces with heat pumps to fully electrify the heating and cooling systems in this multifamily complex; the outcome of the grant award is forthcoming. If awarded, the heating and cooling systems in this building will be electrified in the summer of 2025.

Water

Recommendation: *The Town takes steps to fully evaluate all town-owned irrigated spaces for irrigation efficiency in the next two years, using third-party assessors. Based on the recommendations outlined in these reviews, irrigation systems should be upgraded to maximize efficiency. If they are not in place, this should include weather-based controllers, rain sensors, and high-efficiency heads. EAB recognizes that some of the most significant savings are on the residential or private side. The EAB will work closely with SWSD to integrate their learnings over the next 6 months to implement a more aggressive recommendation for the Town's optimal benefit. EAB recommends that the Town analyze stormwater systems and recognizes that additional research needs to be done on the ecological benefits of natural waterways.*

Background:

EAB would like to see the Town continue to be conscious of our water usage in a changing climate. **Approximately 40% of our annual water use goes towards outdoor irrigation**, and the strain on regional water supplies will only grow with a warmer planet and longer, hotter growing seasons. To promote conservation, partnerships with Snowmass Water and Sanitation (SWSD) are encouraged. SWSD is pursuing several initiatives to reduce irrigation use in private residential and commercial spaces. More significant efforts are being made to enforce the 3-day-a-week watering schedule, and the tiered rate structure means that higher users pay five times the cost per gallon than the lowest users. The District is also contacting high users directly, making them aware of their disproportionate use and informing them about funding available to incentivize irrigation system upgrades.

EAB applauds recent collaborations between the Town and SWSD staff on community-wide education and messaging, as well as a recent collaboration on a grant submitted by SWSD to the Colorado Water Conservation Board for turf replacement demonstration projects. A pilot program is planned to convert conventional turf to more water-efficient grass types as part of the Recreation Center landscaping. This project is in keeping with the recent law, SB24-005, passed by the state of Colorado, banning the planting of non-functional turf in future development of public spaces and HOA common areas. We would like to see the town continue to move our landscaping aesthetic towards native landscaping that can be well-maintained and water-conserving. For example, more drought-tolerant turf alternatives can be selected to mirror traditional lawns while using half to a third of the water of traditional grass species. The water-conserving species also require less mowing and fertilization.

Beyond changes in the types of vegetation grown in our Village, one crucial step EAB would like to recommend is that all space irrigated by the Town be reviewed by a third-party irrigation professional in collaboration with Snowmass Water and Sanitation District. Small changes in irrigation efficiency can make significant changes in water consumption. Weather-based controllers, rain sensors, and modern, efficient sprinkler heads can dramatically affect water usage. Snowmass Water and Sanitation District completed a third-party assessment of the irrigation at their office and wastewater treatment complex in Fall 2023. It reduced water usage in 2024 by nearly 1 million gallons. The City of Aspen completed an irrigation assessment of their public parks and reduced water consumption by 20% or more in several areas. A similar process could be done on Town properties, and we recommend that all properties be evaluated within the next three years, with Town staff taking the lead in determining the best way to prioritize this work.

Compost

Recommendation: *We recommend that the Town Council initiate a pilot program of ten commercial spaces (restaurants, etc.) to coordinate with TOSV, and if this program is not feasible for the town, an organization such as EverGreen Zero Waste should be contracted to facilitate organic hauling from participants. The Pilot program would allow us to understand any operational hurdles to disposing of compostable materials during this time for a more extensive adoption by all commercial spaces. We also suggest requiring all on-mountain Aspen Skiing Company restaurants to compost in the kitchen as they currently do. We also enforce composting in restaurants as they utilize compostable materials, which releases more methane when added to the regular waste stream ¹. Still, they do not have enough compostable bins to make it clear where to trash your items. Simply said, we also request that all on-mountain ski restaurants have an active and clearly marked composting program for pre- and post-consumer organics and move as much as possible to reusable tableware to reduce post-consumer transiting of materials*

Background:

TOSV started a residential drop-off compost program a couple of years ago. The drop-off locations are at the Public Works office and Snowmass Center. The program is excellent for those who want to participate, including Clark's Market, which frequently uses the composting site. However, we can make some of the biggest realizations and impacts in the commercial composting space.

The City of Aspen conducted a year of research to inspire their Ordinance, which was passed last year. Since passing, the City has had great results, with a 70% increase in organics going to the previously trashed Compost. There was some apprehension about the program, which was mitigated through education. The restaurants have some of the best outcomes and feel they can make a difference at their workplace with composting.

EverGreen Zero Waste has noticed a significant increase in organics since the Ordinance's passing in October 2023. Diversion increased by 69% in 2024 to a total of 3,255 tons. According to available data, this would have reduced 928 metric tons of CO2 equivalent (0.7 per ton). *Source:*
<https://libjournals.unca.edu/ncur/wp-content/uploads/2021/06/1698Deesing-Brittany-FINAL.pdf>

Pilot Example:

The board acknowledges that staffing and space constraints exist. We suggest starting with a volunteer composting program for 10 commercial businesses and making it mandatory if the program helps reduce waste from the ToSV. To help get all 10 restaurants signed up, ToSV could consider an incentive or cover the first year's pilot program cost. We could provide indoor containers for the restaurants, signage, and staff training. With ten restaurants, we would have a materials and supply budget of \$100 per restaurant for indoor containers and signage. We could also provide compostable bags for an added cost of \$1 per bag (100 bags is about a month supply per restaurant), and an operational cost estimate which is dependent on the set up of the restaurant and how many services they need per week (\$75 per month - \$300 per month).

¹ when compostable products end up in a landfill or incinerator, their climate footprint increases: compostable packaging that ends up in landfills releases methane, a greenhouse gas 30 times more potent than carbon dioxide. - <https://www.beyondplastics.org/fact-sheets/bad-news-about-bioplastics>

To create efficiencies, a contractor could collect ongoing data, preferably from someone in the Valley who has already done this work. Since they have already successfully started this program, we could utilize the City of Aspen's learnings from sourcing vendors for composting bins and bags.

After a year of running the program and understanding what changes to Snowmass Village would need to happen to run a mandatory program, receive a cost analysis to mandate all restaurants to compost and only use compostable takeout materials.

We've attached CoA's Ordinance for review.

Construction and Demolition

Recommendation: *Work with Pitkin County Landfill to track five (5) construction jobs through Green Halo, a software that helps track waste management for construction projects currently used by Pitkin County and those adopting C&D ordinances, to adopt a similar Construction & Demolition Diversion ordinance by late 2026 or early 2027. Adopting a complete demolition and construction change in code would depend on our kick-off date and the ability to collect one year of our TOSV data. A full-time hire may be required if an ordinance is passed to monitor Green Halo; however, there may be some opportunities to partner with Pitkin County, as they have provided a resource to the City of Aspen until they hire their staff member. Our full recommendation is to hire this full-time employee or find a part-time employee to manage, and to roll out the same ordinance as City of Aspen to limit confusion for all contractors working Up Valley.*

Background:

Our local landfill has received approval for a \$22 million bond² to expand the landfill, which will only give us 30 more years of landfill use. If we continue to have demolition and waste the way we have over the last few years, we will not have 30 years, but even less time. If the expansion is not completed, the landfill will provide less than 5 years available in capacity. **53% of the total materials landfilled are construction and demolition debris.** If we pass a similar policy to the City of Aspen, we can prevent future costs to homeowners requiring us to transport waste and demolition to other places outside the Valley.

With the passing of the City of Aspen's recent demolition and waste ordinance, they have had to hire a staff member to manage the demolition and waste diversion policy. Additional costs for this policy change have been training contractors and laborers to follow the code and set them up for success. The City of Aspen has identified some experts on the Front Range who can educate on this program. There is also an increase in the communications budget to get the message out.

2

https://www.aspendailynews.com/news/pitkin-county-finalizes-three-ballot-issues/article_f6a8e810-65d9-11ef-94fe-6715896ef1de.html

Pitkin County Region Comprehensive Greenhouse Gas Emissions Report 2023 also showed that despite construction diversion plans, solid waste needs greater attention, as there was still an increase in this category contributing to the overall increase in Carbon Emissions from 2019 to 2023.

Pitkin County has given some temporary headcount assistance to manage GreenHalo until the City of Aspen hires their own FTE. The annual cost of Green Halo is roughly \$1,476, according to an Aspen Budget report.

Pilot Example:

Incentivize five (5) construction and demolition projects to cooperate in 2025 and 2026. One point of contact at TOSV works with Pitkin County Landfill to track and monitor progress in GreenHalo. A point of contact would need to be identified to collaborate with Pitkin County Landfill staff, or a temporary contractor to enable the pilot's success.

Sustainable Transloading Facility

Recommendation: *The EAB recommends that the Town Council initiate a work session with East West Partners and 106 West Logistics to understand the potential mutual benefits of last-mile delivery solutions. Last-mile solutions are known to lower emissions in populated areas. By consolidating trips and employing electrified vehicles, we can limit emissions from large trucks and lower congestion during peak times.*

Background:

106 West specializes in micro-mobility solutions. According to their website, they are “Revolutionizing first and last-mile delivery solutions using low-speed electric vehicles in pedestrian-friendly areas.” As a logistics company, 106 West can potentially reduce commercial truck congestion within Snowmass Village. East West Partners has garage and loading dock facilities at Base Village that would be sufficient to service all three commercial nodes in Snowmass Village. The optimization of these spaces could provide incredible community benefits and emissions reductions for the community. 106 West runs large-scale operations in Vail Village and Breckenridge and pilot programs in other mountain communities.

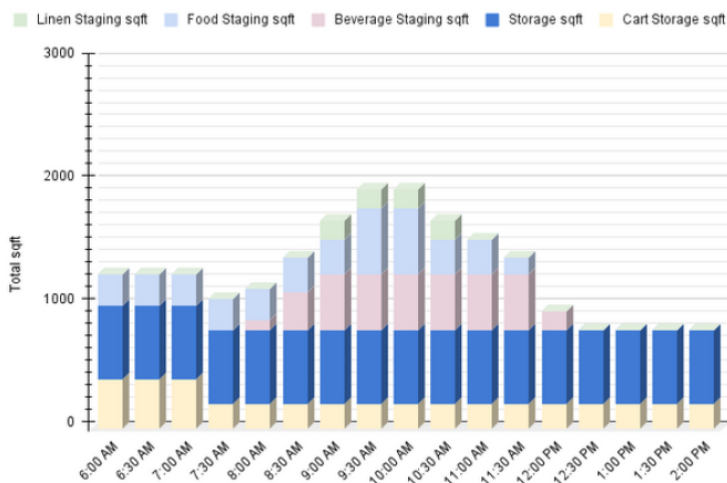
The loading dock areas owned and managed by East West Partners have been identified as a potential location suitable to meet last-mile delivery solutions for all commercial areas. Currently, EWP may lack the incentive to partner on a program that benefits the entire community. EAB believes ToSV would play a vital role in mediating and revealing potential mutually beneficial opportunities.

Pilot Example:

If synergies are present for all stakeholders, digital modeling of traffic flows, delivery congestion reduction, and emissions reductions could be modeled and presented by 106 West. Eventually, pilot programs could be implemented for one or more commercial zones in ToSV.

Initial Impact Report for Snowmass

Based on initial research, discussions with distributors, and communication with local businesses, we believe we can confidently operate a successful load and delivery program in the East-West loading dock. The graph below highlights the necessary sqft to receive and deliver all of the food and beverage distributors during the busiest times of the year while simultaneously delivering to the local businesses.



The following graph depicts the maximum square footage necessary to accommodate all of the known distributors as well as active 106West delivery in 30 min increments.

Furthermore, based on our initial research, this is the estimated impact our program will have on the community.

**Delivery Trucks Removed From
Snowmass Per Week**

60+

**GHGs Removed From
Snowmass Per Year**

305,352 lbs

Contact Us



970.445.4040



www.106westlogistics.com

Sustainability Coordinator Position

Recommendation: *The EAB strongly recommends adding headcount to the ToSV staff to focus entirely on these items and more, as we aim to reduce our emissions by our expressed goal. If we do not do this, we are putting our town at risk by not putting our best foot forward to combat a fast-paced climate change that will impact our tourism, our residents' safety, and our Village's future.*

Background:

All of the above recommendations take time and community engagement. EAB has previously recommended that ToSV hire a sustainability coordinator to lead critical initiatives. We request that town staff and council members consider this idea carefully before the next budget cycle. Aspen and Pitkin County have dedicated climate action/sustainability staff working on programs and policies to reach their goals. Simply adding this to an existing staff member's workload is not realistic.

Next Steps

The EAB asks that the Council review this letter and schedule the EAB to speak with the Council during multiple work sessions about the recommendations and any appropriate next steps. At a Council Meeting, we hope to bring along essential stakeholders, including someone who represents climate-focused staffing for a neighboring town, to answer any real-time questions on staffing, workload, and possible barriers to completing our goals.

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

July 14, 2025

Agenda Item:

Executive Session RE Negotiation & Performance Review

Presented by:

Background:

The Town Council has reason to convene in Executive Session. To convene in executive session, the Colorado Open Meetings Law requires that the Town announce the topics for discussion with specific statutory citation and to identify the particular matter(s) to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. A motion to enter executive session for the announced purposes must be passed by 2/3 of the quorum voting in the affirmative for said motion.

Financial Impact:**Applicability to Council Goals & Objectives:****Council Options:**

Convene in Executive Session

Choose not to convene in Executive Session

Staff Recommendation:

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose(s):

1. For determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to C.R.S. 24-6-402(4)(e) and Snowmass Village Municipal Code Section 2-45(c)(5), more specifically related to: Lease with provider at Little Red Schoolhouse
2. To discuss personnel matters, except if the employee who is the subject of the session has requested an open meeting, pursuant to C.R.S. 24-6-402(4)(f)(I) and Snowmass Village Municipal Code Section 2-45(c)(6), more specifically related

to: Performance Review of Town Manager

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purposes of considering items (a) and (b) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

Attachments:

None