



Waldo Canyon Fire Rebuild Provisions HILLSIDE IGNITION-RESISTANT CONSTRUCTION



SCOPE: As a result of the Waldo Canyon Fire and the disastrous outcomes that were experienced, the Colorado Springs Fire Department, in partnership with the Colorado Springs Housing and Building Association, have collaborated to address some critical issues that were determined to be deficient with regard to wildfire mitigation and associated fire code requirements. As such, this document cooperatively modifies code language to more safely and reasonably protect those residents who are rebuilding or building new homes in the Waldo Canyon Fire Burn Area.

The following requirements shall be enforced for all homes reconstructed due to the Waldo Canyon Fire for ignition-resistant construction and fuels management:

1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.
2. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by CSFD. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed.
Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved.
3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those allowed in item 2 above.
Exception: Heavy timber or dimensional log construction is allowed.
4. Exterior doors shall be noncombustible or solid core not less than 1 3/4-inches thick. Windows within doors and glazed doors shall be tempered safety glass or multi-layered glazed panels.
Exception: Decorative single pane glazing in front entry doors is allowed.
5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.
6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the Fire Code Official. Soffit vents are allowed. Gable vents may be allowed but only as approved by the Fire Code Official.
7. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed, but must have a non-combustible landing area below the roof line, that is a minimum 5 foot distance from the side of the structure or foundation. NOTE: gutter caps are highly encouraged as a home-owner maintenance item to prevent combustible debris from collecting in the trough.
8. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railings.

9. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.
10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels used shall have an approved spark arrestor or cap.

Note: Alternative materials or construction methods not specifically addressed above may be considered on a case-by-case basis if found to have comparable ignition-resistant properties.

Fuels Management: All lots within the Waldo Canyon Burn Area shall be subject to the following fuels management requirements:

Safety zone: Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of ten feet (10') or more of noncombustible materials or grass mowed to not more than four inches (4") in height.

Clearance to Main Structure: No brush or trees shall be allowed within fifteen feet (15') of the main structure. Conifers or other similarly combustible plants shall not be planted under soffit vents.

Exception: When approved by the Fire Official, small brush patches or trees, not exceeding one hundred (100) square feet in size and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accordance with the Colorado Springs Fire Department Wildfire Mitigation recommendations.

Pruning of Dead Limbs: Large trees shall not have overlapping limbs and shall be pruned of dead limbs to a height of ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved.

Clearance of Tree Branches to Structures or Appurtenances: Tree branches shall not extend over or under the roof or eaves, and shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney.

Construction Permit Review Requirements: All requirements must be reviewed and approved by the Colorado Springs Fire Department Construction Services prior to permit issuance and prior to final inspection. Construction work may be approved based upon signature of this document by the builder or homeowner's representative prior to initial construction in addition to verification and approval at final inspection. By signing below, the builder or homeowner's representative agrees to the use of the materials, construction methods, and fuels managements provisions included in this document. A final fire department inspection to verify compliance will be required prior to issuance of the Certificate of Occupancy.

Address of Permit: _____

Name (printed): _____

Signature: _____

Date: _____