



March 3, 2026

## CAHB Supports Extension and Refinement of the Colorado Wildfire Resiliency Code

The Colorado Association of Home Builders (CAHB) supports an extension of the local government implementation deadline for the Colorado Wildfire Resiliency Code (CWRC), currently set for April 1, 2026, and the establishment of mechanisms to allow timely refinement of the code. **Without delayed implementation, residential development will virtually come to a halt in the areas covered by the code.**

An interactive map showing the specific jurisdictions and areas subject to the 2025 Colorado Wildfire Resiliency Code (CWRC) is available here: [2025 Colorado Wildfire Resiliency Code Map](#).

Across the state, local governments have consistently expressed concern that, given the scope and complexity of the model code, meeting the April 1, 2026, adoption deadline will be extremely difficult if not impossible, and implementing the code by July 1, 2026, even more difficult. Jurisdictions are working in good faith to understand the technical requirements, evaluate impacts on permitting and enforcement, train staff, and engage stakeholders. Many have indicated that additional time is essential to ensure the code is implemented correctly, consistently, and in a way that achieves its intended wildfire resiliency goals.

*From speaking to some local jurisdictions, if local governments are not prepared to implement and inspect for compliance with the CWRC, they will likely be unable to issue permits. Further, for those who may be comfortable issuing permits before there is clarity on how to operate within the new code, they have told us they will not issue Certificates of Occupancy (COs) unless they are comfortable with how to operate under the code. If local jurisdictions do not issue COs, they will not receive permit applications in the first place – no builder, big or small, can afford to build a home that cannot be sold.*

CAHB is part of a growing coalition of stakeholders working collaboratively to refine the CWRC to eliminate inconsistencies and address unintended consequences.

The CWRC represents a significant departure from established national wildfire code standards. It is the first wildfire resiliency code in the United States that does not align with the International Wildland-Urban Interface Code (IWUIC), creating inconsistencies in defensible space requirements, structure hardening philosophy, and material performance criteria compared to widely accepted best practices.

As currently written, the code removes 37% of siding products from the marketplace, a change that will have a substantial impact on housing costs and material availability. In addition, the code contains prohibitions that are inconsistent—allowing certain combustible materials, such as vinyl, while prohibiting other products that have demonstrated wildfire resistance comparable to cement board. These

restrictions fail to account for the role of wall assembly and defensible space, both of which are critical components of effective wildfire resiliency.

To help policymakers and the Wildfire Resiliency Code Board better understand these concerns and the proposed solutions, we have developed a [Fact Sheet](#) and a set of [Coalition Requested Changes](#). These documents are intended to demonstrate that our goal is not to undermine the code, but rather to strengthen it, eliminate inconsistencies, and ensure it is workable for Colorado.

Our overarching goals are to reinstate performance-based options recognized in the IWUIC, remove exceptions that permit combustible materials near or on structures, and clarify technical requirements for ignition-resistant materials and fire-retardant-treated wood. Achieving these goals will improve the effectiveness of the code while maintaining a balanced approach that carefully weighs benefits and costs.

Accordingly, CAHB respectfully recommends the following policy actions:

- Delay the local government implementation deadline to allow for continued refinement of the code and alignment with the IWUIC.
- Establish an immediate mechanism to revisit and adjust policy provisions, rather than waiting for the standard three-year review cycle.
- Ensure the policy reflects a balanced approach that fully considers both wildfire resiliency benefits and housing attainability impacts.
- Provide a clear mechanism for appeal for products and other interested parties.
- Recognize the significance of this policy change by requiring progress updates to the Legislature during annual SMART Act hearings.

CAHB remains committed to working collaboratively with state and local governments, the Wildfire Resiliency Code Board, and other stakeholders to advance wildfire-resilient construction while preserving housing attainability. We appreciate your consideration of these recommendations and welcome the opportunity to discuss them further.

Sincerely,



Ted Leighty  
Chief Executive Officer  
Colorado Association of Home Builders