



2025 Colorado Wildfire Resiliency Code Adoption

February 17, 2026

City Staff Representative: Andy Ulmer, Chief Building Official
Department: Community Development



Background

- SB 25-142 mandated governing bodies to adopt the Colorado Wildfire Resiliency Code where jurisdictions had spaces that overlapped the state identified wildland urban interface areas.
- The City is required to adopt the code by April 1, 2026.
- This presentation is to provide the first reading and introduce the ordinance. Public hearing and a second reading would then be held on March 17th after published notices.



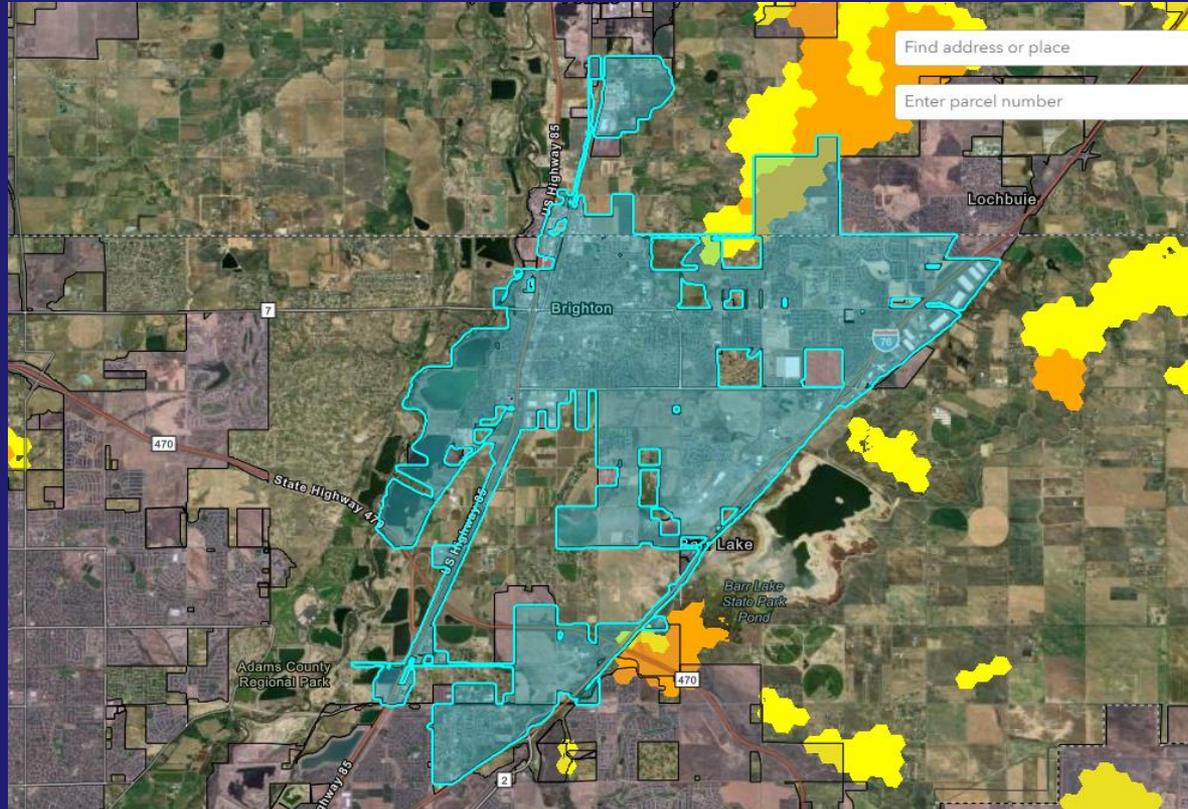
Colorado Wildfire Resiliency Code

This is a model code structured like the other building codes with similar administrative provisions. Its definitions are from the International Wildland-Urban Interface code.

The permitting, plan review, and inspection will occur under the IBC or IRC.

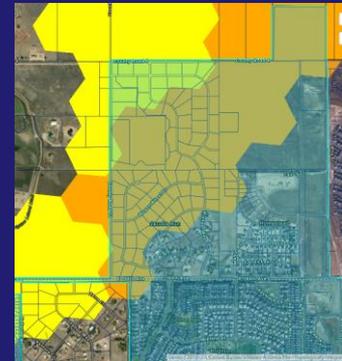
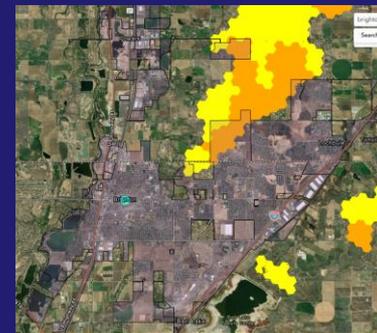
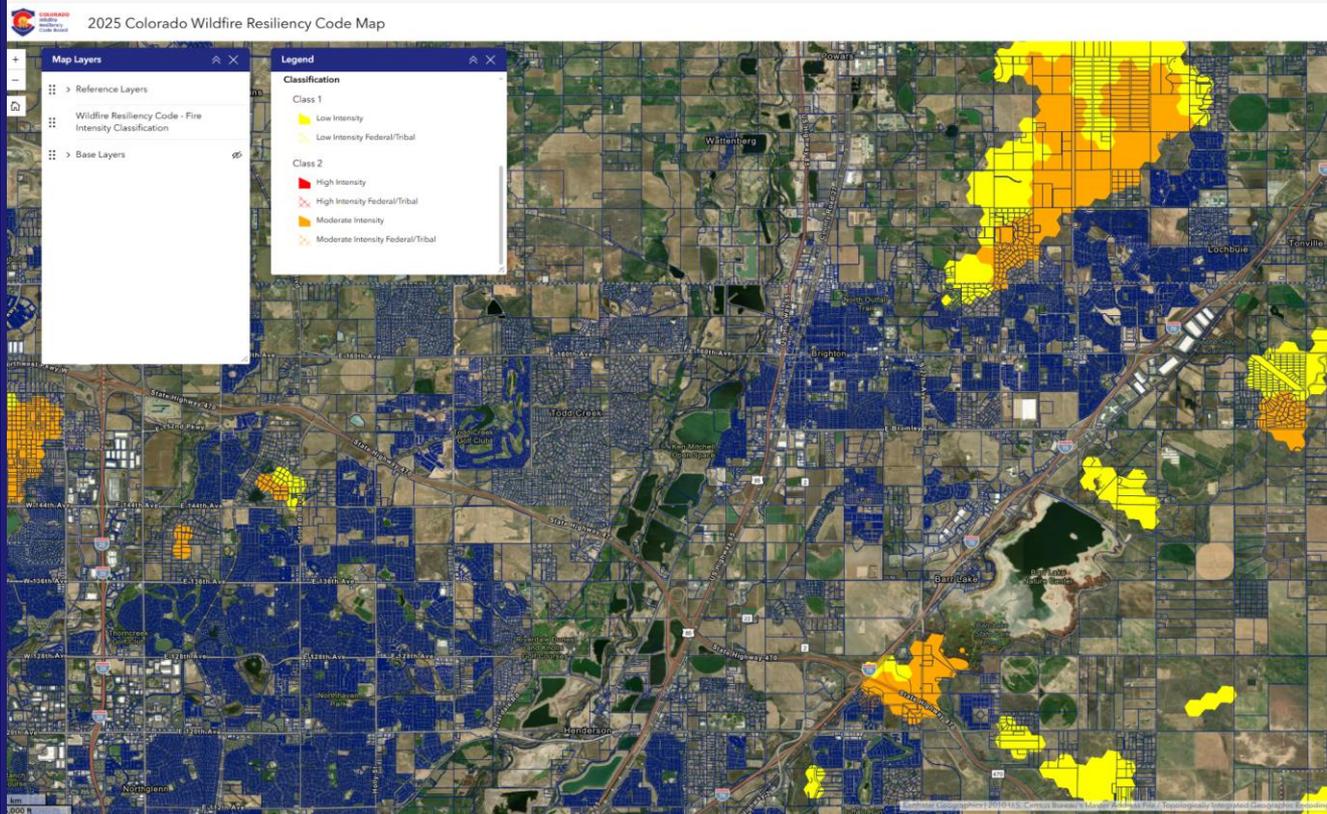


Brighton municipal boundaries (highlighted in blue) and Wildland Urban Interface (WUI) areas as identified on CWRC state map:





Class 1 and 2 Areas





Structure Hardening

The philosophy behind the CWRC is to present a less flammable surface to wind driven embers or direct flame. The precautions taken are tiered to the presumed risk level based upon a structure's geographic location.

- Class 1 requires a Class A roof as well as other minor steps. Cost increases above standard construction will largely be associated with commercial flat roofs.
- Class 2 requires further hardening including exterior trim, eaves, doors, windows, decking, etc. Cost increases here will vary greatly but will have budgetary consequences.



Examples of Cost Impacts

Cement Based Exterior Trim: \$6 per 12' board
(Note: some builders use this now)

Tempered glazing: 25% more per window

20 Min Exterior Doors: Adds \$350 per unit

Decking Material: 75% more for fire treated
(Note: may drive foundation supported concrete patio slabs)



Defensible Space

The site and area around structures in the WUI area:

Class 1 Areas: The first five feet from the structure will be free from vegetation and combustible materials. Tree crowns will need to be kept ten feet away.

Class 2 Areas: Will comply with Class 1 requirements and also have various additional requirements extending further from the structure up to 100' feet away.



Staff Recommendation

Adopt the CWRC as written and approve the draft ordinance to establish the public hearing on March 17, 2026.



Options Before Council

- 1) Adopt the state code as written.
- 2) Adopt the state code as written with additional restrictions.



Questions?