



2025 Colorado Wildfire Resiliency Code Adoption

March 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 public hearing and a second reading.



Colorado Wildfire Resiliency Code

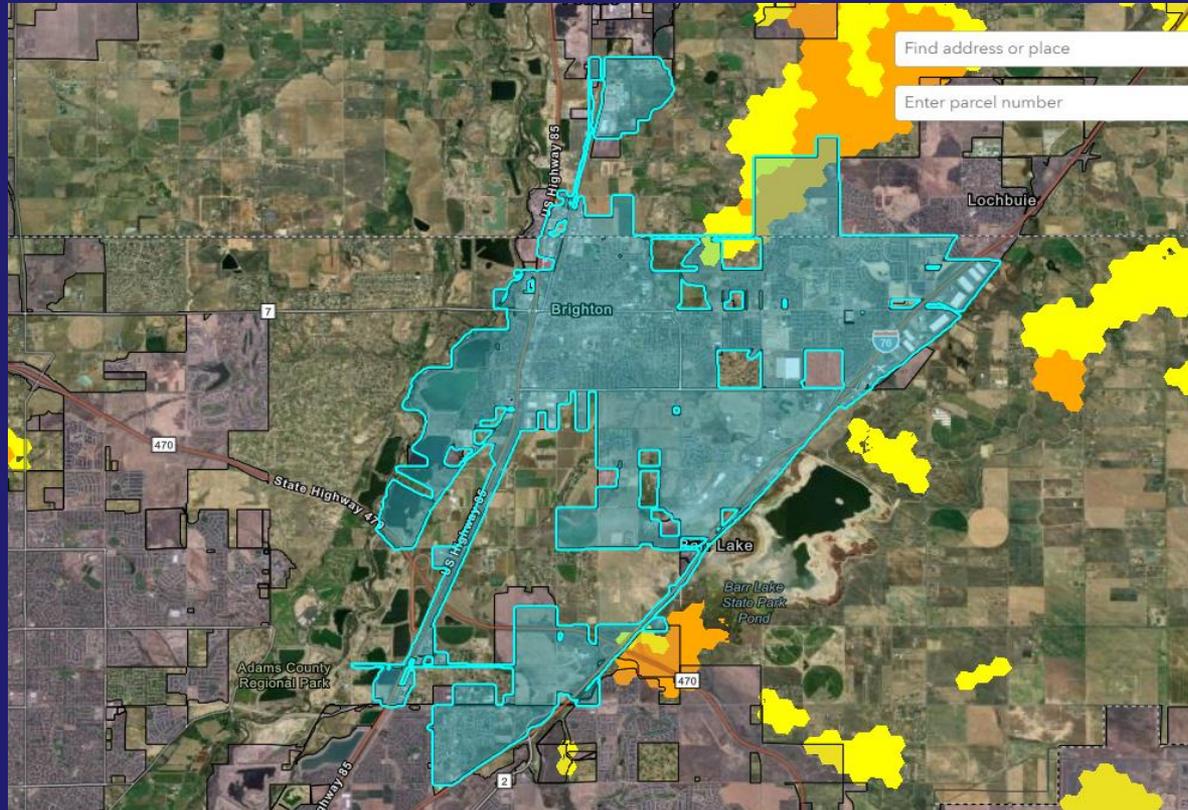
This is a model code like the other building codes.

To review questions from the first reading:

- 1) Currently only one builder is using cement-based siding actively.
- 2) It is unknown how or if an insurance company will factor CWRC into their modeling.
- 3) The WUI map should be updated every three years per 8CCR 1507-39.



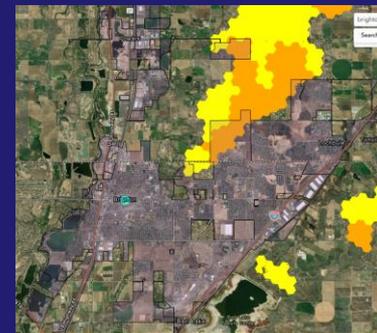
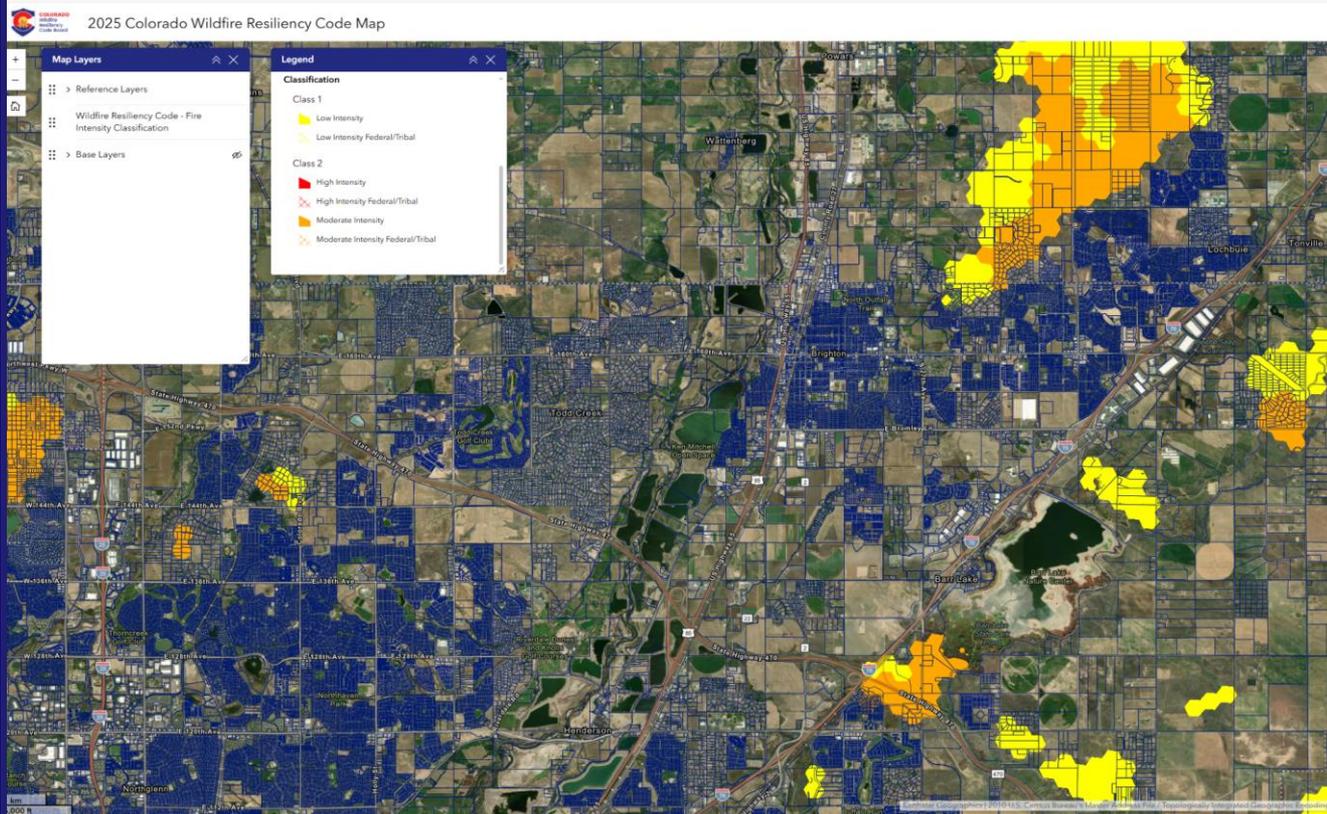
Brighton municipal boundaries (highlighted in blue) and Wildland Urban Interface (WUI) areas as identified on CWRC state map:





BrightonSM

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
(Perhaps \$6000 on a home with 2000 sq ft of siding)

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.



Options Before Council

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



Questions?