

## **APPENDIX K WILDLAND FUELS MANAGEMENT REQUIREMENTS**

### **SECTION K101 GENERAL**

**K101.1 Scope.** Wildfire Risk Mitigation: Wildfire risk reduction techniques shall include monitored smoke alarm systems, sprinkler systems, fire resistant roofing materials which are class A (excluding solid wood roofing products) for all residential occupancies, a minimum class B on all other occupancies, fire resistive construction materials, and fuels management measures. Within the wildland urban interface, fuels management measures shall be utilized within the safety zone of applicable new building construction. Fuels management is defined as the modification of the natural vegetation within the safety zone. Fuels management requirements, as set forth below, are intended to protect structures from wildfire as well as to reduce fire from spreading to the wildland. The safety zone is defined as the area within thirty feet (30') of the main structure or significant accessory structures, not to extend beyond the property line. As it is the City's desire to provide an environment safe from wildfire while maintaining the aesthetic qualities of the native hillside, the following wildfire risk reduction standards shall be required for all new building construction or reconstruction in the wildland urban interface, regardless of development plan approval date or initial construction plan approval, and in accordance with Section 7.3.504 of the Code of the City of Colorado Springs.

**K101.2 Development plans and subdivision plats.** All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following disclosure statements:

Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.

All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following statement:

All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.

## **SECTION K102 FUELS MANAGEMENT REQUIREMENTS**

**K102.1 Fuels Management.** All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:

**K102.1.1 Safety zone.** Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least ten feet (10') or more of noncombustible materials and/or grass mowed to not more than four inches (4) in height.

**K102.1.2 Clearance to main structure.** No hazardous brush or trees (i.e. junipers and conifers) shall be allowed within fifteen feet (15') of the main structure or significant accessory structure. Conifers or other similarly combustible plants shall not be planted under soffit vents.

**Exception:** When approved by the fire code 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 applicable Colorado Springs Community Wildfire Protection Plan. Plants with fire resistant characteristics found on the Colorado State Forest Service list of Firewise Plants are allowed within 15' of the main structure or significant accessory structure.

**K102.1.3 Pruning of dead limbs.** Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved.

**K102.1.4 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.

## SECTION K103 ROOF COVERINGS

**K103.1 Fire Resistive Roofing Materials.** After January 1, 2003, a class A roof covering (excluding solid wood roofing products) shall be installed on all residential occupancies and a minimum class B roof covering shall be installed on all remaining occupancies (not to replace Class A where already required by the Building Code) at the time a permitted roofing or reroofing application is done within the limits of the City of Colorado Springs, Colorado, unless specifically approved by the fire code official.

## SECTION K104 HARDENED STRUCTURE

**Section K104.1 Structure Protection.** The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface 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 the fire code official. 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 homeowner 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 are used, shall have an approved spark arrestor or cap.

**Section K104.2 Alternative Materials.** Alternative materials or construction methods not specifically addressed in section K104.1 may be considered on a case-by-case basis if found to have comparable ignition-resistant properties and as approved by the fire code official.

## **SECTION K105 REVIEW REQUIREMENTS**

**Section K105.1 Construction Permit Review Requirements.** All requirements must be reviewed and approved by the fire code official prior to permit issuance and prior to final inspection. As part of the permit review process, the Colorado Springs Wildfire Mitigation Section will attach an assessment of wildfire hazard potential including a fire behavior index for the project as well as specific recommended wildfire mitigation measures. A final fire department inspection to verify compliance will be required prior to issuance of the Certificate of Occupancy.

## **SECTION K201 FIRE PROTECTION SYSTEMS**

**K201.1 Scope.** Fire protection system requirements for wildland urban interface homes shall only apply to the conditions listed below as specifically addressed within Section 7.3.504.E.4 of the Code of the City of Colorado Springs.

**K201.2 Fire Protection Systems.** Homes upon lots within the wildland urban interface illustrated on development plans approved on or after April 1, 1993, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot lies beyond one thousand feet (1,000') along a cul-de-sac or lies beyond roadways with grades in excess of ten percent (10%) if roadways are the primary vehicular points of access to the home. Additionally, development plans which contain streets or lots which meet this criteria shall contain the following statement:

A monitored fire alarm system or a fire sprinkler system is required for residences built upon the following lot(s): The fire code official shall review all building plans, determine system requirements, and issue appropriate permits. A visual piping inspection must be secured through the fire code official prior to requesting the framing inspection. Final inspection and approval of the system must be secured through the fire code official prior to final inspection by the Building Department and/or occupancy of the residence.

Section 2. Any person convicted of violations of Section 105 (Amendments to the international Fire Code) of Part 1 (Fire Prevention) of Article 4 (Fire Prevention) of Chapter 8 (Public Safety) of the Code of the City of Colorado Springs 2001, as amended, shall be punished as provided in Sections 201 (General Penalty) and 202

(Minor Offenders) of Part 2 (General Penalty) of Article 1 (Administration) of Chapter 1 (Administration, Personnel, and Finance) of the Code of the City of Colorado Springs, 2001, as amended.

Section 3. This ordinance shall be in full force and effect from and after its final passage and publication as provided by Charter.

Section 4. Council deems it appropriate that this ordinance be published in full as required by Part 2, Article 16, and Title 31 of the Colorado Revised Statutes prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 8<sup>th</sup> day of May, 2018.

Finally passed: May 22<sup>nd</sup>, 2018

  
\_\_\_\_\_  
Council President

**Mayor's Action:**

- Approved on May 24, 2018.
- Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

  
\_\_\_\_\_  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

\_\_\_\_\_  
Council President

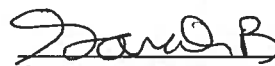
ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk

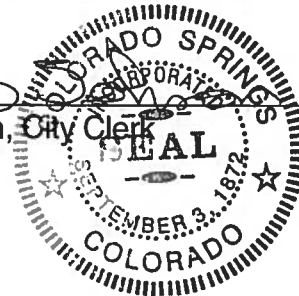


I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE REPEALING AND REORDAINING PART 1 (FIRE PREVENTION CODE) OF ARTICLE 4 (FIRE PREVENTION) OF CHAPTER 8 (PUBLIC SAFETY) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, ADOPTING THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 8<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 22<sup>nd</sup> day of May, 2018, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 24<sup>th</sup> day of May, 2018.



Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: May 11<sup>th</sup>, 2018

2<sup>nd</sup> Publication Date: May 30<sup>th</sup>, 2018

Effective Date: June 4<sup>th</sup>, 2018

Initial: SBS  
City Clerk