

CRR POLICY 1333: BUILDING IN THE WILDLAND URBAN INTERFACE

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Community Risk Reduction Division – 928-204-8926



This policy is promulgated in accordance with Section 104.1 of the 2012 International Fire Code (IFC) and is an official interpretation of the 2018 International Urban-Wildland Interface Code as adopted by Sedona Fire District.

Definitions:

Wildland Urban Interface (WUI) – Any property contiguous to United States Forest Service, Bureau of Land Management, Department of State Forestry or other managed forest lands as defined in the [WUI MAP](#).

Practices:

Based on the predominant fuel model type and critical fire weather frequency the entirety of the Sedona Fire District is deemed to be HIGH fire hazard severity per Table 502 of the 2003 International Urban-Wildland Interface Code. The HIGH fire hazard severity in conjunction with limited water supplies and typically NON-CONFORMING defensible spaces puts typical construction projects into the Class 1 Ignition-Resistant Construction group. As such, all construction occurring in the Wildland Urban Interface shall meet the requirements of **Section 504 Class 1 Ignition-Resistant Construction**.

Resources:

Am I in the WUI? Follow this link for an interactive map searchable by your address: [WUI MAP](#)

Amendments to the 2018 WUI as adopted by Sedona Fire District: [2018 International Wildland-Urban Interface Code](#)

Requirements:

In addition to the previously existing requirement that all structures within the WUI install automatic fire sprinklers, all structures constructed in the defined Wildland Urban Interface shall meet all of the following criteria:

504.2 Roof covering. Roofs shall have at least a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction. Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed with approved noncombustible materials. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8. **Exception:** Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

Detached Accessory structures with a gross square footage of greater than 600 square feet will require a NFPA compliant Fire Sprinkler system.

Section 202: Definitions Accessory Structure. A building or structure used to shelter or support any material, equipment, or occupancy other than a habitable building.

504.11 Detached accessory structures. Detached accessory structures located less than 30 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material or fire-retardant treated wood on the exterior side. The fire-retardant treated wood shall be labeled for exterior use and meet the requirements of section 2303.2 of the International Building Code.

In the event of an existing non-conforming structure with habitable space is within 30 feet of a new Detached Accessory Building; the existing building shall retroactively be renovated to meet the Class 1 Ignition Resistant requirements of this Code.

504.11.1 Under floor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction. See Section 504.2 for roof requirements.

507 Replacement or repair of roof coverings. The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

605 Spark arresters. Chimneys serving fireplaces, barbecues, incinerators, or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

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Any comments or questions regarding the above information may be submitted to:
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