

2024 International Wildland Urban Interface Code Update

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Intent

- Adopt the 2024 International Wildland Urban Interface Code
- Draft amendments based on local wildfire risk and heat transfer
 1. Embers
 2. Radiant Heat
 3. Direct Flame
- Simplify Construction Requirements
- Align with City of Flagstaff Zoning Code and Forest Management Plan
- Align with Insurance Institute for Business and Home Safety's Wildfire Prepared Home Plus Standard

Significant Updates

- Chapter 5 Construction Regulations:
 - Deconflict three construction standards to just one standard
 - Eliminate uncertainty with fire hazard severity and defensible space calculations
 - Move from ignition resistant to non-combustible construction
 - Non-combustible siding and decks
 - Class A roof assembly
 - Enclosed eaves
 - Dual tempered pane glass
 - Non-combustible gutters, downspouts, covers
 - Zone zero (vegetation and fences)

Wildfire-Resistant Construction Cost Estimates

- The proposed WUI code updates are estimated to add about **\$5,000** to the construction costs (approx. 0.6% of the average sales price for a new single-family home) compared to the 2006 WUI Code ignition resistant construction class 1 and 2.
- Cost increases are due to new requirements:
 - Windows
 - Enclosed eaves
 - Siding (*Many Flagstaff builders already use non-combustible materials*)
- Non-combustible deck costs can be mitigated with alternate construction methods