City of Flagstaff – Flagstaff Fire Department

2024 IWUIC Significant Changes & Cost Impacts (Condensed Summary)

2024 IWUIC changes focus on transitioning from ignition-resistant construction toward noncombustible construction materials. Cost impacts below are estimated based on a typical 1,800 square foot single-family residence.

Code Change	Impact / Cost
Exterior Walls	Noncombustible siding estimated material and install cost increase: < $2500 for 1,800 sq ft home.
Eaves / Soffits	Noncombustible boxed eaves and soffit material and install cost increase: < $1,680 depending on material selection.
Covered Gutters	Gutter cover requirement estimated increase: ~$500.
0–5 Foot Noncombustible Zone	Transition from grass/mulch/wood fencing to noncombustible ground cover/metal fencing estimated increase: ~$2,500.
Windows	No major change. Current Code requires minimum 20-minute fire-resistance-rated glazing per NFPA 257 (IR2).
Roof Assemblies	No major change. Current code requires Class A roof assembly (IR2).
Doors	No major change. Current code requires noncombustible or solid-core wood doors (IR2).
Gutters	No major change. Current code requires noncombustible metal gutters (IR2).
Vents	No major Change: Current code requires 1/8” screening required (IR2).
Decks	Not a requirement for construction, although transition to noncombustible deck materials may increase costs depending on design.
Total Cost	**<$7,180**

Total Project Impact: Research indicates requiring noncombustible materials typically increases total construction costs by approximately 1-2% for a typical 1,800 sq ft residence.

- Noncombustible Hardie Board siding comes with 30 year full coverage warranty
- Combustible LP SmartSide comes with a 5 year full coverage warranty

Long-Term Value: Noncombustible materials generally last longer, require less maintenance, may reduce insurance premiums, and improve wildfire survivability.

Avoided Costs: Research indicates every $1 invested in wildfire-resistant construction may save approximately $210 in avoided future wildfire losses.

IBHS Wildfire Prepared Home: Voluntary wildfire mitigation certification program is now available to Arizona residents. Recent evidence from New Mexico shows insurance premium savings of 15%-18% for Wildfire Prepared Home certificates.