

**INITIAL STATEMENT OF REASONS
FOR PROPOSED BUILDING STANDARDS
OF THE STATE FIRE MARSHAL
REGARDING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 7
(SFM 08/24)**

The Administrative Procedure Act (APA) requires that an Initial Statement of Reasons be available to the public upon request when rulemaking action is being undertaken. The following information required by the APA pertains to this particular rulemaking action:

STATEMENT OF SPECIFIC PURPOSE, PROBLEM, RATIONALE and BENEFITS

Government Code Section 11346.2(b)(1) requires a statement of specific purpose of each adoption, amendment, or repeal and the problem the agency intends to address and the rationale for the determination by the agency that each adoption, amendment, or repeal is reasonably necessary to carry out the purpose and address the problem for which it is proposed. The statement shall enumerate the benefits anticipated from the regulatory action, including the benefits or goals provided in the authorizing statute.

The purpose of these proposed regulatory actions is to adopt by reference the 2024 edition of the International Wildland-Urban Interface Code (IWUIC), with California amendments, into the currently vacant California Code of Regulations (CCR), Title 24, California Building Standards Code (CBSC), Part 7 with the title of the “California Wildland-Urban Interface Code” (CWUIC).

The proposed code changes will provide a single location for all wildland laws and regulations. Currently, the regulations are in several different locations including CCR Title 24, Part 2 California Building Code (CBC), Chapter 7A, Part 2.5 California Residential Code (CRC), Chapter 3, Section R337, Part 9 California Fire Code (CFC), Chapter 49, CCR, Title 14, Natural Resources Code (T-14) and CCR, Title 19, Public Safety Code (T-19); as well as the California state laws including the Public Resources Code (PRC), Government Code (GOV), and Health and Safety Code (HSC). By having all wildland laws and regulations in a single location, designers, contractors, homeowners, and Authorities Having Jurisdiction (AHJ) will have a one-stop shop to find the laws and regulations they need for enforcement.

The IWUIC framework is constructed of chapters covering different topics that address specific topics in the wildland environment.

- Chapter 1 contains administrative provisions. Consistent with other parts of the CBSC, Chapter 1 is proposed to consist of two divisions. Chapter 1, Division I will detail the California state agency's identifiable administrative provisions. Chapter 1, Division II will contain specific adopted sections like other parts of the CBSC.
- Chapter 2 contains definitions and will incorporate specific definitions used throughout the document consistent with the current CBSC regulations and state laws as appropriate.
- Chapter 3 addresses wildland-urban interface areas. This section is amended to refer to how California establishes fire hazard severity zones.

- Chapter 4 establishes the access, water supply, and fire protection plan requirements based on designated fire hazard severity zones. The California version of this chapter will incorporate sections from the CBSC, Part 9 CFC, Chapters 5 and 49 as well as requirements found in the PRC, T-14, and other statutes and regulations found in California.
- Chapter 5 contains the construction requirements for new buildings constructed in designated fire hazard severity zones. This proposed Part 7 CWUIC will relocate all of the current requirements found in CBSC, Part 2 CBC, Chapter 7A, and Part 2.5 CRC, Chapter 3, section R337 into Chapter 5.
- Chapter 6 contains requirements for the establishment and maintenance of defensible space, and other items needed to protect structures in the wildland-urban interface areas. It is amended to relocate current provisions that are in CBSC, Part 9 CFC.
- Chapter 7 is the referenced standards of the IWUIC and will be amended to incorporate all relevant referenced standards found within the regulations of the document.
- Two appendices are added to the CWUIC to assist local agencies. Appendix D is a model adoption ordinance for designation of fire hazard severity zone with the local responsibility area (LRA). Appendix G contains home hardening recommendations for existing structures.

The proposal to create a Part 7 California Wildland-Urban Interface Code (CWUIC) will be an improvement for the challenges faced by designers, contractors, homeowners, and Authorities Having Jurisdiction (AHJ). This single document sets California apart as the leader and innovator in establishing solutions faced in the wildland-built environment. Consolidating the laws and regulations into this single document creates a functional tool that will facilitate the robust construction and maintenance of buildings in California's wildland-urban interface area.

CROSS REFERENCE TOOL identifies each section in the California Wildland-Urban Interface Code and identifies the source document and section for the provisions. Some sections in this code are derived from more than one source and the language has been editorially massaged to coalesce and correlate with the other provisions in this code.

The proposal to relocate regulations does not have a regulatory effect. Items that have a proposed change to regulatory effect are in items listed below.

ITEM 1

Chapter 1 Division I California Administration

SFM proposes to adopt California amendments listed below to create Division I in Chapter 1 of the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language.

The importance of having clear and understandable codes is of the utmost importance and will allow the user to apply the provisions properly.

ITEM 1-1

Division I California Administration, Section 1.1 General, Sections 1.1.7 through 1.11.11

SFM proposes to copy Sections 1.1.1 through 1.1.5 of Title 24, Parts 2 and 9 to Part 7, Division I and adopt them with modifications shown below.

Section 1.1.1 Title.

The Title section establishes the Title of the regulations as Part 7 of Title 24, California Building Standards Code as the California Wildland-Urban Interface Code.

Section 1.1.2 Purpose.

The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as a Very High Fire Hazard Severity Zone, and increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), or Wildland-Urban Interface (WUI) Areas, to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.

Section 1.1.3 Scope

The scope establishes where and when the regulations shall apply.

1.1.4 Appendices.

The appendices section establishes the administrative use of the appendices in the code and that they shall not be applied unless specifically adopted.

1.1.5 Referenced codes.

The referenced standards codes are incorporated by reference and are applicable when referenced in the regulations and when the code does not specifically cover a topic a published standard shall be used as authoritative guidelines in determining building design and enforcement practices.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-2

Section 1.1.6 Nonbuilding Standards, Orders and Regulations

SFM proposes to copy Section 1.1.6 of Title 24, Parts 2 and 9 to Part 7, Division I, and adopt it with revisions shown below. The revisions are necessary because Part 7 includes building standards similar to other portions of Title 24, but it also includes nonbuilding standards that regulate vehicle access, vegetation management, and defensible space in the wildland interface areas. Some of these provisions are reprinted from Title 14 and are not adoptable as building standards but must be included for a complete package to protect and regulate the inhabitants and facilities in wildland interface areas.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-3

Sections 1.1.7, Order of Precedence and Use through 1.11.11, Adopting Agency Identification

SFM proposes to adopt Sections 1.1.7 through 1.11.11 as part of Division I in Chapter 1 of the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language.

Without adding the sections, the code would not have appropriate guidance and direction. This addition provides the necessary administrative guidance and direction for the code official.

Most sections are existing with no change. Sections 1.11.2.1.1, 1.11.2.1.2, 1.11.2.3.1, 1.11.2.3.2, and 1.11.2.3.3 a title is proposed to be added for consistency in the code. Sections 1.11.9, and 1.11.10 a pointer to Part 9, California Fire Code is proposed to be added.

1.1.7 Order of precedence and use. Existing with no proposed change.

1.1.7.1 Differences. Existing with no proposed change.

1.1.7.2 Specific provisions. Existing with no proposed change.

1.1.7.3 Conflicts. Existing with no proposed change.

1.1.7.3.1 CBC and CRC. Existing with no proposed change.

1.1.8 City, county, or city and county amendments, additions or deletions.

Existing with no proposed change.

1.1.8.1 Findings and filings. Existing with no proposed change.

1.1.8.2 Locally adopted energy standards—California Energy Code, Part 6.

Existing with no proposed change.

1.1.9 Effective date of this code. Existing with no proposed change.

1.1.10 Availability of codes. Existing with no proposed change.

1.1.11 Format. Existing with no proposed change.

1.1.12 Validity. Existing with no proposed change.

1.11.1 SFM—Office of the State Fire Marshal. Existing with no proposed change.

1.11.1.1 Adopting agency identification. Existing with no proposed change.

1.11.2 Duties and powers of the enforcing agency.

Existing with no proposed change.

1.11.2.1 Enforcement. Existing with no proposed change.

1.11.2.1.1 Responsibility for enforcement.

Adding a Title to the section number creates consistency in the code.

1.11.2.1.2 Reprint of Health and Safety Code Section 13108

Adding a Title to the section number creates consistency in the code.

1.11.2.2 Right of entry. Existing with no proposed change.

1.11.2.3 More restrictive fire and panic safety building standards.

Existing with no proposed change.

1.11.2.3.1 Fire Protection District

Adding a Title to the section number creates consistency in the code.

1.11.2.3.2 Noticing a Proposed Ordinance

Adding a Title to the section number creates consistency in the code.

1.11.2.3.3 Ratification.

Adding a Title to the section number creates consistency in the code.

1.11.2.4 Request for alternate means of protection.

Existing with no proposed change.

1.11.2.5 Appeals. Existing with no proposed change.

1.11.3 Construction documents. Existing with no proposed change.

1.11.3.1 Public schools. Existing with no proposed change.

1.11.3.2 Movable walls and partitions. Existing with no proposed change.

1.11.3.3 New construction high-rise buildings.

Existing with no proposed change.

1.11.3.4 Existing high-rise buildings. Existing with no proposed change.

1.11.3.5 Retention of plans. Existing with no proposed change.

1.11.4 Fees. Existing with no proposed change.

1.11.4.1 Other fees. Existing with no proposed change.

1.11.4.2 Large family day-care. Existing with no proposed change.

1.11.4.3 High-rise. Existing with no proposed change.

1.11.4.4 Fire clearance pre-inspection. Existing with no proposed change.

1.11.4.5 Care Facilities. Existing with no proposed change.

1.11.4.6 Requests of the Office of the State Fire Marshal.

Existing with no proposed change.

1.11.5 Inspections. Existing with no proposed change.

1.11.5.1 Existing Group I-1 or R occupancies.

Existing with no proposed change.

1.11.6 Certificate of Occupancy. Existing with no proposed change.

1.11.7 Temporary structures and uses. Existing with no proposed change.

1.11.8 Service utilities. Existing with no proposed change.

1.11.9 Stop work order. Existing with no proposed change.

1.11.10 Unsafe buildings, structures, and equipment.

Existing with no proposed change.

1.11.11 Adopting Agency Identification. Existing with no proposed change.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-4

Section 1.12 Board of Forestry

SFM proposes to add Sections 1.12 through 1.12.2 to Title 24, Part 7, Division I. This addition is necessary because many of the provisions included in Part 7 regulating vehicle access, vegetation management, and defensible space in wildland interface areas are reprinted from Title 14. These provisions must be included in a complete package to protect and regulate the inhabitants and facilities in wildland interface areas.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-5

Chapter 1 Division II Scope and Administration

SFM proposes to adopt certain sections of Chapter 1 of the 2024 edition of the

International Wildland-Urban Interface Code (IWUIC) with California amendments into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7 as Chapter 1, Division II. The amendments are based on current statutes and regulatory language. Certain sections of Chapter 1 are treated separately and pulled out into separate items.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-6

Sections 101 Scope and General Requirements.

SFM proposes to adopt only sections 101.1, 101.2, 101.3.1, 101.3.1.1, and 101.6 with California amendments. SFM proposes to NOT adopt 101.2.1, 101.3, 101.4, and 101.5.

[A] 101.1 Title.

[A] 101.2 Scope. The model code language is proposed to be repealed and the existing text from Chapter 49 of the California Fire Code and Chapter 7A of the California Building Code have been blended and relocated to this section. This scope section is a companion to section 1.1.3 in Chapter 1 Division I. There is no change in regulatory effect. SFM proposed to adopt this section.

[A] 101.2.1 Appendices. Print, not adopt. We print and do not adopt because we have adopted a purpose in Chapter 1 Division 1, section 1.1.2.

[A] 101.3 Purpose. Print, not adopt. Similar to the adopted appendices section in Chapter 1, Division 1, section 1.1.4.

101.3.1 Application. This section is relocated from Chapter 7A of the California Building Code, formally section 701A.3. Changes are proposed to correct pointers and reference section numbers. There is no change in regulatory effect. SFM proposed to adopt this section.

101.3.1.1 Application date and where required. This section is relocated from Chapter 7A of the California Building Code, formally section 701A.3.1. Editorial changes are proposed to update reference section numbers. There is no change in regulatory effect. SFM proposed to adopt this section.

[A] 101.4 Retroactivity. Print, not adopt.

[A] 101.5 Additions or alterations. Print, not adopt.

SFM proposes to print, but not adopt, Sections 101.4 and 101.5 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These sections address the retroactivity of requirements and are not consistent with the construction requirements in Section 101.3.1.1.

[A] 101.6 Maintenance. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-7

Section 102 Applicability

SFM proposes to adopt only sections 102.1, 102.2, and 102.6 of the 2024 IWUIC with California amendments. SFM proposes to NOT adopt 102.3, 102.4, 102.4.1, 102.4.2, 102.5, 102.7 and 102.8.

[A] 102.1 General. SFM proposed to adopt this section.

[A] 102.2 Other laws. SFM proposed to adopt this section.

[A] 102.3 Application of references. Print, not adopt.

[A] 102.4 Referenced codes and standards. [A] 102.4.1 Conflicts. Print, not adopt.

[A] 102.4.1 Conflicts. Print, not adopt.

[A] 102.4.2 Provisions in referenced codes and standards. Print, not adopt.

[A] 102.5 Subjects not regulated by this code. Print, not adopt.

[A] 102.6 Matters not provided for. SFM proposed to adopt this section.

[A] 102.7 Partial invalidity. Print, not adopt.

[A] 102.8 Existing conditions. Print, not adopt. SFM proposed to add the applicable parts of Title 24 that will be used when addressing existing conditions in various buildings and structures located in the wildland-urban interface.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-8

Section 103 Code Compliance Agency

SFM proposes to NOT adopt section 103 of the 2024 IWUIC. This is not adopted because it is there for the locals to adopt or utilize if they want. This is typical in all parts of at Title 24.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-9

Section 104 Duties and Powers of the Code Official

SFM proposes to adopt only sections 104.2.2, 104.3, 104.6, 104.8, and 104.8.1 of the 2024 IWUIC.

[A] 104.1 Powers and duties of the code official. Print, not adopt.

[A] 104.2 Determination of compliance. Print, not adopt.

[A] 104.2.1 Technical assistance. Print, not adopt.

[A] 104.2.1.1 Cost. Print, not adopt.

[A] 104.2.1.2 Preparer qualifications. Print, not adopt.

[A] 104.2.1.3 Content. Print, not adopt.

[A] 104.2.1.4 Tests. Print, not adopt.

[A] 104.2.2 Alternative materials, design, and methods.

SFM proposed to adopt this section.

[A] 104.2.2.1 Approval authority. Print, not adopt.

[A] 104.2.2.2 Application and disposition. Print, not adopt.

[A] 104.2.2.3 Compliance with code intent. Print, not adopt.

[A] 104.2.2.4 Equivalency criteria. Print, not adopt.

[A] 104.2.2.5 Tests. Print, not adopt.

[A] 104.2.2.5.1 Fire tests. Print, not adopt.

[A] 104.2.2.6 Reports. Print, not adopt.

[A] 104.2.2.6.1 Evaluation reports. Print, not adopt.

[A] 104.2.2.6.2 Other reports. Print, not adopt.

[A] 104.2.2.7 Peer review. Print, not adopt.

[A] 104.2.3 Modifications. Print, not adopt.

[A] 104.3 Applications and permits. SFM proposed to adopt this section.

[A] 104.4 Right of entry. Print, not adopt.

[A] 104.4.1 Warrant. Print, not adopt.

[A] 104.5 Identification. Print, not adopt.

[A] 104.6 Notices and orders. SFM proposed to adopt this section.

[A] 104.7 Official records. Print, not adopt.

[A] 104.7.1 Approvals. Print, not adopt.

[A] 104.7.2 Inspections. Print, not adopt.

[A] 104.7.3 Code alternatives and modifications. Print, not adopt.

[A] 104.7.4 Tests. Print, not adopt.

[A] 104.7.5 Fees. Print, not adopt.

[A] 104.8 Liability. SFM proposed to adopt this section.

[A] 104.8.1 Legal defense. SFM proposed to adopt this section.

[A] 104.9 Approved materials and equipment. Print, not adopt.

[A] 104.9.1 Material and equipment reuse. Print, not adopt.

[A] 104.10 Other agencies. Print, not adopt.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-10

Section 105 Permits

SFM proposes to adopt only sections 105.1, 105.2, 105.3, 105.4, 105.8, and 105.10 of the 2024 IWUIC.

[A] 105.1 General. SFM proposed to adopt this section.

[A] 105.2 Permits required. SFM proposed to adopt this section.

[A] 105.3 Work exempt from permit. SFM proposed to adopt this section. The proposed deletion of model code is an existing amendment in Part 2, of the California Building Code. This code is intended to be an overlay to the other parts of Title 24 California Building Standards Code. The proposed amendment to point the code user to the other parts is consistent with the intent.

[A] 105.4 Permit application. SFM proposed to adopt this section.

[A] 105.4.1 Preliminary inspection. Print, not adopt.

[A] 105.4.2 Time limitation of application. Print, not adopt.

[A] 105.5 Permit approval. Print, not adopt.

[A] 105.6 Permit issuance. Print, not adopt.

[A] 105.6.1 Refusal to issue a permit. Print, not adopt.

[A] 105.7 Validity of permit. SFM proposed to adopt this section.

[A] 105.8 (Section 105.5.1 in 2022 CBC) Expiration. SFM proposed to adopt an amendment to this section. The proposed amendment is reprinted from the Health and Safety Code sections 18938.5 and 189938.6 and is consistent with other parts of Title 24.

[A] 105.9 Retention of permits. Print, not adopt.

[A] 105.10 Revocation of permits. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-11

Section 106 Construction Documents

SFM proposes to adopt sections 106.1 through 106.5, 106.8, and 106.10 of the 2024 IWUIC into the 2025 CWUIC with California amendments.

[A] 106.1 General. SFM proposed to adopt this section.

[A] 106.2 Information on plans and specifications.

SFM proposed to adopt this section.

[A] 106.3 Site plan. SFM proposed to adopt this section.

[A] 106.4 Vegetation management compliance. SFM proposed to adopt this section. 701A.5. Vegetation Management Compliance was previously addressed by CBC Part 2 Chapter 7A, Section 701A.5. SFM proposes to amend Part 7 Section 106.4 to use the existing language in lieu of model code language.

[A] 106.5 Fire protection plan. SFM proposed to adopt this section.

[A] 106.6 Other data and substantiation. Print, not adopt. The CA amendment is consistent with the change in terminology throughout the document and removes “fire resistive” and replaces it with “fire-smart”.

[A] 106.7 Vicinity plan. Print, not adopt.

[A] 106.8 Retention of plans. SFM proposed to adopt this section. This section contains existing amendments.

[A] 106.9 Examination of documents. Print, not adopt.

[A] 106.10 Amended construction documents. SFM proposed to adopt this section.

[A] 106.11 Previous approvals. Print, not adopt.

[A] 106.12 Phased approval. Print, not adopt.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-12

Section 107 Temporary Uses, Equipment and Systems

SFM proposes to adopt section 107 of the 2024 IWUIC into the 2025 CWUIC without amendments.

[A] 107.1 General. SFM proposed to adopt this section.

[A] 107.2 Conformance. SFM proposed to adopt this section.

107.3 Temporary service utilities. SFM proposed to adopt this section.

[A] 107.4 Termination of approval. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

ITEM 1-13

Section 108 Fees

SFM proposes to NOT adopt section 108 of the 2024 IWUIC into the 2025 CWUIC. Fees are for local adoption based on the recovered cost for the department. The SFM does not adopt this for the local jurisdictions.

[A] 108.1 Payment of fees. Print, not adopt.

[A] 108.2 Schedule of permit fees. Print, not adopt.

[A] 108.3 Permit valuations. Print, not adopt.

[A] 108.4 Work commencing before permit issuance. Print, not adopt.

[A] 108.5 Related fees. Print, not adopt.

[A] 108.6 Refunds. Print, not adopt.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-14

Section 109 Inspection and Enforcement

[SFM proposes to adopt sections 109.1 through 109.1.2.3, 109.3.7.1, and 109.3.7.2 of the 2024 IWUIC into the 2025 CWUIC with California amendments.]

[A] 109.1 Inspection. SFM proposed to adopt this section.

[A] **109.1.1 General.** SFM proposed to adopt this section.

[A] **109.1.2 Authority to inspect.** SFM proposed to adopt this section.

[A] **109.1.2.1 Approved inspection agencies.**

SFM proposed to adopt this section.

[A] **109.1.2.2 Inspection requests.** SFM proposed to adopt this section.

[A] **109.1.2.3 Approval required.** SFM proposed to adopt this section.

[A] **109.1.3 Reinspections.** Print, not adopt.

[A] **109.1.4 Testing.** Print, not adopt.

[A] **109.1.4.1 New, altered, extended or repaired installations.**

Print, not adopt.

[A] **109.1.4.2 Apparatus, instruments, material and labor for tests.**

Print, not adopt.

[A] **109.1.4.3 Reinspection and testing.** Print, not adopt.

[A] **109.2 Enforcement.** Print, not adopt.

[A] **109.2.1 Authorization to issue corrective orders and notices.**

Print, not adopt.

[A] **109.2.2 Service of orders and notices.** Print, not adopt.

[A] **109.3 Compliance with orders and notices.** Print, not adopt.

[A] **109.3.1 General compliance.** Print, not adopt.

[A] **109.3.2 Compliance with tags.** Print, not adopt.

[A] **109.3.3 Removal and destruction of signs and tags.** Print, not adopt.

[A] **109.3.4 Citations.** Print, not adopt.

[A] **109.3.5 Unsafe conditions.** Print, not adopt.

[A] **109.3.5.1 Record.** Print, not adopt.

[A] **109.3.5.2 Notice.** Print, not adopt.

[A] **109.3.5.2.1 Method of service.** Print, not adopt.

[A] **109.3.5.3 Placarding.** Print, not adopt.

[A] **109.3.5.3.1 Placard removal.** Print, not adopt.

[A] **109.3.5.4 Abatement.** Print, not adopt.

[A] **109.3.5.5 Summary abatement.** Print, not adopt.

[A] **109.3.5.6 Evacuation.** Print, not adopt.

[A] **109.3.6 Prosecution of violation.** Print, not adopt.

[A] **109.3.7 Violation penalties.** Print, not adopt.

109.3.7.1 Unlawful acts SFM proposed to adopt this section.

109.3.7.2 Notice of violation. SFM proposed to adopt this section.

[A] 109.3.8 Abatement of violation. Print, not adopt.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-15

Section 110 Certificate of Completion

[SFM proposes to adopt section 110 of the 2024 IWUIC into the 2025 CWUIC with California amendments.]

[A] 110.1 General. SFM proposed to adopt this section. The model code text for the issuance of a certificate of completion is proposed to be deleted because the requirements of this code are an overlay to the other applicable parts of title 24 and all requirements from all parts shall be considered. Existing language formally in the California Building Code Chapter 7A section 701A.4 is being proposed to be relocated to this section.

[A] 110.2 Certificate of occupancy. SFM proposed to adopt this section.

[A] 110.3 Temporary occupancy. SFM proposed to adopt this section.

[A] 110.4 Revocation. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-16

Section 111 Service Utilities

[SFM proposes to adopt section 111 of the 2024 IWUIC into the 2025 CWUIC without amendment.]

[A] 111.1 Connection of service utilities. SFM proposed to adopt this section.

[A] 111.2 Temporary connection. SFM proposed to adopt this section.

[A] 111.3 Authority to disconnect service utilities. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-17

Section 112 Means of Appeals

[SFM proposes to NOT adopt section 112 of the 2024 IWUIC into the 2025 CWUIC.]

[A] 112.1 General. Print, not adopt. This is for the locals to adopt and establish their own appeals board.

[A] 112.2 Limitations on authority. Print, not adopt.

[A] 112.3 Qualifications. Print, not adopt.

[A] 112.4 Administration. Print, not adopt.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 1-18

Section 113 Stop Work Order

SFM proposes to adopt section 113 of the 2024 IWUIC into the 2025 CWUIC without amendment.

[A] 113.1 Authority. SFM proposed to adopt this section.

[A] 113.2 Issuance. SFM proposed to adopt this section.

[A] 113.3 Emergencies. SFM proposed to adopt this section.

[A] 113.4 Failure to comply. SFM proposed to adopt this section.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 2

Chapter 2 Definitions

SFM proposes to adopt Chapter 2 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language.

ITEM 2-1 General

Section 201.1 Scope through 201.4 Terms not Defined.

SFM proposes to adopt section 201 of the 2024 IWUIC into the 2025 CWUIC with California amendments. The California amendments are relocated from Part 2, Part 2.5, and Part 9 and reprinted from Title 14. The items below will provide additional detailed explanations.

ITEM 2-2 Definitions

Section 202.

SFM proposes to adopt certain definitions listed below, adopt existing definitions that have been relocated from Parts 2, 2.5, and 9, propose amendments, and reprint Title 14 definitions without adoption of the 2024 IWUIC into the 2025 CWUIC.

ITEM 2-3 Accessory structure

ACCESSORY STRUCTURE. Print and adopt model code language without amendment.

ITEM 2-4 Agriculture

AGRICULTURE (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt. This definition is reprinted from Title 14 section 1270.01(a).

ITEM 2-5 Applicable Building

APPLICABLE BUILDING. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-6 Approved, Approved agency, Building

[A] APPROVED. Print and adopt model code language without amendment.

[A] APPROVED AGENCY. Print and adopt model code language without amendment.

[A] BUILDING. Print and adopt model code language without amendment.

ITEM 2-7 Building (T-14)

BUILDING (applicable to CCR, Title 14 provisions only) proposes to print and not adopt.

ITEM 2-8 Building Official, Certificate of completion, Code official, Critical Fire weather

[A] BUILDING OFFICIAL. Print and adopt model code language without amendment.

CERTIFICATE OF COMPLETION. Print and adopt model code language without amendment.

[A] CODE OFFICIAL. Print and adopt model code language without amendment.

CRITICAL FIRE WEATHER. Print and adopt model code language without amendment.

ITEM 2-9 Dead-end road (T-14)

DEAD-END ROAD (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-10 Defensible Space

DEFENSIBLE SPACE. SFM is proposing to delete model code language and replace it with pointers to the sections that contain the definitions. The term is used in two different ways depending on the application and context of the regulations.

ITEM 2-11 Driveway (T-14)

DRIVEWAY (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-12 Dwelling

[BG] DWELLING. Print and adopt model code language without amendment.

ITEM 2-13 Exterior wall assembly

EXTERIOR WALL ASSEMBLY. SFM is proposing a modification to an existing definition that is proposed to be relocated from Part 2, California Building Code Chapter 7A. The proposed modification breaks up the run-on sentence into two sentences. The rewording will help code users better understand what the requirements are addressing.

ITEM 2-14 Exterior wall covering

EXTERIOR WALL COVERING. SFM is proposing a modification to an existing definition that is proposed to be relocated from Part 2, California Building Code Chapter 7A. The modification adds rainscreen systems which is an exterior covering. The SFM WUI workgroup had multiple discussions and agreed consensually to include this as a proposal for statewide consistent application.

ITEM 2-15 Fire Chief

[F] FIRE CHIEF. Print and adopt model code language without amendment.

ITEM 2-16 Fire code official

FIRE CODE OFFICIAL. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. An editorial change is proposed to change “code: to mean the California Fire Code. There is no change in regulatory effect.

ITEM 2-17 Fire flow calculation area

FIRE FLOW CALCULATION AREA. Print and adopt model code language without amendment.

ITEM 2-18 Fire hazard severity zones

FIRE HAZARD SEVERITY ZONES. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. The proposed modification to existing language is consistent with the change that was made in the statute. The law charged the Office of the State Fire Marshal with the responsibility of updating Fire Hazard Severity Zone maps. There is no change in regulatory effect.

ITEM 2-19 Fire protection plan

FIRE PROTECTION PLAN. SFM proposes to modify model code language by deleting a portion of the text and incorporating existing language that has been relocated from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. The existing language was formally in CBC section 702A and CFC 4902.1.

ITEM 2-20 Fire weather, Fire-resistance rated construction

FIRE WEATHER. Print and adopt model code language without amendment.

FIRE-RESISTANCE-RATED CONSTRUCTION. Print and adopt model code language without amendment.

ITEM 2-21 Fire-smart vegetation

FIRE-SMART VEGETATION. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. A modification is being proposed to change the term Fire-resistant to the new term Fire-Smart. Since vegetation is inherently not fire-resistant, this new term meets the intent of what is trying to be achieved when selecting vegetation in a wildland-urban interface area. The term is not copywritten and has been cleared for use in these regulations from legal review. There is no change in regulatory effect.

ITEM 2-22 Flame spread index

[BG] FLAME SPREAD INDEX. SFM proposes to print and adopt the model code with a modification to add an equivalent UL standard as an option to test for the flame spread index of building materials.

ITEM 2-23 Fuel

FUEL. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-24 Fuel-heavy, Fuel-light, Fuel-medium

FUEL, HEAVY. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

FUEL, LIGHT. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

FUEL, MEDIUM. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

ITEM 2-25 Fuel break (T-14)

FUEL BREAK (applicable to CCR, Title 14 provisions only). SFM proposes to delete model code language and replace it with reprinted Title 14 text. SFM proposes to print and not adopt.

ITEM 2-26 Fuel modification

FUEL MODIFICATION. Print and adopt model code language with an amendment to the term non-fire-resistive to the new term non-fire-smart.

ITEM 2-27 Fuel mosaic, Fuel-loading

FUEL MOSAIC. Print and adopt model code language without amendment.

FUEL-LOADING. Print and adopt model code language without amendment.

ITEM 2-28 Green belt, Greenways, Hammerhead/T, Hazardous land use (T-14)

GREEN BELT. (applicable to CCR, Title 14 provisions only). SFM proposes to delete the model code and replace it with Title 14 language, and not adopt it.

GREENWAYS (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

HAMMERHEAD/T (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

HAZARDOUS LAND USE (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-29 Hazardous materials, Heavy Timber construction, Ignition-resistant building material

HAZARDOUS MATERIALS. Print and adopt model code language without amendment.

HEAVY TIMBER CONSTRUCTION. Print and adopt model code language without amendment.

IGNITION-RESISTANT BUILDING MATERIAL. Print and adopt model code language without amendment.

ITEM 2-30 Ignition-resistant construction, Class 1, 2, 3

IGNITION-RESISTANT CONSTRUCTION, CLASS 1. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

IGNITION-RESISTANT CONSTRUCTION, CLASS 2. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

IGNITION-RESISTANT CONSTRUCTION, CLASS 3. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

ITEM 2-31 Local responsibility area (LRA)

LOCAL RESPONSIBILITY AREA (LRA). SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-32 Log wall construction, Multi layered glazed panels

LOG WALL CONSTRUCTION. Print and adopt model code language without amendment.

MULTILAYERED GLAZED PANELS. Print and adopt model code language without amendment.

ITEM 2-33 Noncombustible

NONCOMBUSTIBLE. SFM proposes to not print model code. The terms conflict with existing California laws and regulations.

ITEM 2-34 Noncombustible roof covering

NONCOMBUSTIBLE ROOF COVERING. Print and adopt model code language without amendment.

ITEM 2-35 Outbuilding (T-14)

OUTBUILDING (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-36 Peer review

PEER REVIEW. Print and adopt model code language without amendment.

ITEM 2-37 Rafter Tail

RAFTER TAIL. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-38 Registered design professional

REGISTERED DESIGN PROFESSIONAL. Print and adopt model code language without amendment.

ITEM 2-39 Residential unit, Ridgeline, Road (T-14)

RESIDENTIAL UNIT (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

RIDGELINE (topography) (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ROAD (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-40 Roof assembly, Roof covering, Roof covering system, Roof deck

ROOF ASSEMBLY. Print and adopt model code language without amendment.

ROOF COVERING. Print and adopt model code language without amendment.

ROOF COVERING SYSTEM. Print and adopt model code language without amendment.

ROOF DECK. Print and adopt model code language without amendment.

ITEM 2-41 Roof eave, roof eave soffit

ROOF EAVE. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ROOF EAVE SOFFIT. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no

change in regulatory effect.

ITEM 2-42 Slope

SLOPE. Print and adopt model code language without amendment.

ITEM 2-43 State responsibility area (SRA)

STATE RESPONSIBILITY AREA (SRA). SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-44 Strategic ridgeline (T-14)

STRATEGIC RIDGELINE (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-45 Structure

[A] STRUCTURE. SFM proposes to blend existing language being relocated from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes into the model code text. There is no change in regulatory effect.

ITEM 2-46 Subdivision, Tree crown

[Z] SUBDIVISION. Print and adopt model code language without amendment.

TREE CROWN. Print and adopt model code language without amendment.

ITEM 2-47 Undeveloped ridgeline (T-14)

UNDEVELOPED RIDGELINE (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-48 Unenclosed accessory structure

UNENCLOSED ACCESSORY STRUCTURE. Print and adopt model code language without amendment.

ITEM 2-49 Vertical curve (T-14)

VERTICAL CURVE (applicable to CCR, Title 14 provisions only). SFM proposes to print and not adopt.

ITEM 2-50 Wildfire

WILDFIRE. SFM proposes to blend existing language being relocated from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes into the model code text. There is no change in regulatory effect.

ITEM 2-51 Wildfire exposure

WILDFIRE EXPOSURE. SFM proposes to print, and adopt relocated definitions from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes. There is no change in regulatory effect.

ITEM 2-52 Wildland

WILDLAND. Print and adopt model code language without amendment.

ITEM 2-53 Wildland-urban interface area

WILDLAND-URBAN INTERFACE AREA. SFM proposes to blend existing language being relocated from parts 2, 2.5, and 9 of the California Building, Residential, and Fire Codes into the model code text. There is no change in regulatory effect.

CAC Recommendation for ITEM 2:

Approve

Agency Response for ITEM 2:

Accept

ITEM 3

Chapter 3 Wildland-Urban Interface Areas

SFM proposes to adopt Chapter 3 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. The amendments are existing and are being relocated here from Part 9. The proposed amendments are Government Code sections 51176, 51178, and 51181, as well as Public Resource Code sections 4201, 4202, 4203(a), and 4204. You can access detailed information in the “Cross Reference Tool” provided as a supplement to this rulemaking. The law sections are also reprinted in Appendix H Referenced California Laws.

ITEM 3-1

Chapter 3, User note

CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS

CAC Recommendation:

Approve

Agency Response:

Accept

**ITEM 3-2
General**

SECTION 301

GENERAL

CAC Recommendation:

Approve

Agency Response:

Accept

**ITEM 3-3
Wildland-urban interface area designations**

SECTION 302

WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

CAC Recommendation:

Approve as Amended under Criteria #6. Editorial correction to strikeout word “classifies” in sentence.

Agency Response:

Accept

**ITEM 3-4
Review of wildland-urban interface areas**

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 4

Chapter 4 Wildland-Urban Interface Area Requirements

SFM proposes to adopt Chapter 4 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. The reference to Fire Protection Plans in the user note is deleted because the Fire Protection Plans are being relocated to Chapter 6. Certain sections of Chapter 5 containing new text are pulled out into separate items.

ITEM 4-1

User note:

SFM proposes to delete the reference to Fire Protection Plans in the user note because the Fire Protection Plans are being relocated to Chapter 6.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 4-2

SECTION 402 APPLICABILITY

SFM proposes to print but not adopt section 402. These are provisions of the Fire Safe Regulations being reprinted from Title 14

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 4-3

Section 403 Access

SFM proposes to delete Section 403 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) and replace it with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are a reprint of the regulations located in Title 14 addressing vehicle access. SFM proposes to print but not adopt.]

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 4-4

Section 404 Water Supply

SFM proposes to adopt Section 404 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments deal with water supply for firefighting purposes and are based on current statutes and regulatory language.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 4-5

Section 405 Fire Protection Plan

SFM proposes to delete Section 405 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The provisions for a fire protection plan are relocated to Chapter 6.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5

Chapter 5 Special Building Construction Regulations

SFM proposes to adopt Chapter 5 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. Certain sections of Chapter 5 containing new text are pulled out into separate items.

ITEM 5-1

User note:

The user note of Chapter 5 outlines the requirements in this chapter to deal with fire spread: either fire originating within the structure and spreading to the wildland, or a wildland fire impacting and igniting the structure. The construction requirements in this chapter do not replace the general construction requirements in the Building Code® Residential Code. The requirements in this chapter add another layer of protection to the structure to address the hazards of constructing the building in the wildland-urban interface area.

CAC Recommendation:

Approve

Agency Response:

Accept

TEM 5-2
Section 501 GENERAL

This section states that all structures must comply with special construction regulations in this chapter. The regulations contained in Chapter 5 are to be added to the general construction requirements from the CBC or CRC as appropriate. In other words, the requirements in this code provide an additional level of protection specific to a given hazard. In this case, the hazard is the wildland-urban interface area.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-3
Sections 501.4 and 501.4.1

SFM proposes to add Sections 501.4 to 501.4.1 to amend the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These new amendments are needed to correlate with the requirements in the California Building Code concerning noncombustible materials. The definition of non-combustible materials is proposed to be deleted from Chapter 2 in the CWUIC, and the provisions will now reside here in Section 501.4. Two minor editorial revisions are made to the language. These same revisions are proposed for Sections 703.3 and 703.3.1 in Title 24, Part 2, California Building Code.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-4
Sections 502 Reserved

SFM proposes to delete Section 502 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) and show this section as RESERVED in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The provisions in this section do not correlate with fire protection methods currently utilized in California regulations, laws, and statutes.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-5
Sections 503 through 504.1

SFM proposes to adopt Sections 503 through 504.1 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the current state requirements for ignition-resistant materials and construction with the IWUIC provisions and improve the clarity of the current state amendments. The new or revised California amendments are shown in italics with underlining or strikeout. The sentence stricken in the charging section is carried forward to Section 504.2.1.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-6
Section 504.2

SFM proposes to adopt Section 504.2 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These new amendments are needed to correlate the current state requirements for roof construction with the IWUIC provisions and improve the clarity of the current state amendments. The new or revised California amendments are shown in italics with underlining or strikeout. The sentence stricken in the charging section is carried forward to Section 504.2.1 (See Item 5-5).

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-7
Sections 504.2.1 and 504.2.2

SFM proposes to adopt Sections 504.2.1 through 504.2.2 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These new amendments are needed to clarify the application of the current state requirements for the application of roof covering in the wildland-urban interface areas. Section 504.2.1.1 is reformatted into a numbered list and the exception is relocated to immediately after Item 1 because

that is the provision it applies to. The first sentence in Section 504.2.1.2 is revised to clarify that the listing requirement pertains to the underlayment and installation associated with the tested assembly that contained the underlayment. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-8

Sections 504.3 through 504.4

SFM proposes to adopt Sections 504.3 through 504.4 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the current state requirements for eave construction with the IWUIC provisions and improve the clarity of the current state amendments. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-9

Sections 504.5 through 504.5.2.1

SFM proposes to adopt Sections 504.5 through 504.5.2.1 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These new amendments correlate the requirements for exterior wall assemblies and exterior wall coverings and clarify that the structure only needs to comply with the exterior wall requirements, or may choose to comply with the exterior wall covering requirements. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-10
Sections 504.6 through 504.9

SFM proposes to adopt Sections 504.6 through 504.9 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the current state requirements for the protection of decks and projections with the IWUIC provisions and improve the clarity of the current state amendments. Amendments provide correlation with requirements in Title 24, Part 2, California Building Code. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-11
Sections 504.9.1 and 504.9.2

SFM proposes to adopt Sections 504.9.1 and 504.9.2 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the CWUIC with current state law regarding battery backup for garage doors and improve the clarity of the requirements for the protection of the gap around the perimeter of the vehicle door in garages. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-12
Sections 504.9.3 through 504.10.3

SFM proposes to adopt Sections 504.9.3 through 504.10.3 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the current state requirements for vents with the IWUIC provisions.

CAC Recommendation:

Further Study Required under Criteria #6. SFM to consider Public Comment (N. Oliver) regarding the nature of ventilation & openings that don't usually require screens, for

example, ducted vents, exhaust vents, and kitchen hood exhausts.

Agency Response:

Disagree.

The SFM has determined that no change is needed to the proposed language. The SFM will address public comments in the form of education and outreach. No change is needed because the comment received explained a misapplication of the code by some jurisdictions. The SFM has received a request for a code interpretation on the same subject. The SFM code interpretation committee will evaluate the request and draft a response to the requestor. If an internal review process approves the code interpretation, it will be posted on the SFM website. This process can take several months to complete and will be after the 45-day public comment period.

ITEM 5-13

Sections 504.11 and 504.11.1

SFM proposes to adopt Sections 504.11 and 504.11.1 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the accessory moved structure requirements into one section and correlate the requirements. The exception referring back to a previous section is deleted and the excepted items from CBC Section 701A.3 are now listed in the subsequent sections.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 5-14

Sections 504.11.2 through 507.1

SFM proposes to adopt Sections 504.11.2 through 507.1 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are needed to correlate the current state requirements for accessory and miscellaneous structures with the IWUIC provisions and improve the clarity of the current state amendments. The new or revised California amendments are shown in italics with underlining or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 6

Chapter 6 Fire Protection Requirements

SFM proposes to adopt Chapter 6 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. The User Note is revised and the requirement for Fire Protection Plans from Chapter 4 in the IWUIC is relocated to Chapter 6 in the CWUIC.

ITEM 6-1

Chapter 6, User Note, Sections 601 and 602

The User Note is revised and the requirement for Fire Protection Plans from Chapter 4 in the IWUIC is relocated to Chapter 6 in the CWUIC.

Sections 601 and 602.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 6-2

Section 603 Vegetation Management

SFM proposes to adopt Section 603 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. Some reformatting and minor revisions occur to correlate the requirements from several sources.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 6-3

Chapter 6 Sections 604 through 607

SFM proposes to adopt Sections 604 through 607 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language. Some reformatting and minor revisions occur to correlate the requirements from several sources addressing defensible space requirements.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 6-4

Chapter 6 Sections 608 and 609

SFM proposes to create Sections 608 and 609 in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are based on current statutes and regulatory language and address building setbacks from property lines, fuel breaks, protection of ridgelines, and development of greenbelts.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 6-5

Chapter 6 Sections 610 through 612.4

SFM proposes to create Sections 610 through 612 in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. These amendments are based on current statute and regulatory language and address local agency responsibilities in SRA lands, designation of local wildland-urban interface areas, and inclusion of these areas in the jurisdiction's general plan.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 7

Chapter 7 Referenced Standards

SFM proposes to adopt Chapter 7 of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments listed below into the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The amendments are based on current statutes and regulatory language.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 8

Appendix A General Requirements

SFM proposes to print, but not adopt, Appendix A of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC). Appendix A with California amendments listed below will be printed in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 9

Appendix B Vegetation Management Plan

SFM proposes to print, but not adopt, Appendix B of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC). Appendix B will be printed in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 10

Appendix C Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework

SFM proposes to delete Appendix C Fire Hazard Severity Form in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) and replace it with Appendix C Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework. Appendix C Community Wildland-Urban Interface (WUI) Fire Hazard Evaluation Framework will be printed, but not adopted by SFM, in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. Revisions to the current language in Appendix P of the 2022 California Fire Code (CFC) are shown in underline and strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 11

Appendix D Model Ordinance for Fire Hazard Severity Zone Adoption

SFM proposes to delete Appendix D Fire Danger Rating System in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) and replace it with Appendix D Model Ordinance for Fire Hazard Severity Zone Adoption. Appendix D Model Ordinance for Fire Hazard Severity Zone Adoption will be printed, but not adopted by SFM, in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. Revisions of the current language in Section 4911 of the 2022 California Fire Code (CFC) are shown in underline and strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 12

Appendix E [RESERVED]

SFM proposes to delete Appendix E in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC). Appendix E will not be printed in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The appendix is being deleted because it is informational only and conflicts with California state laws. The California Government and Public Resources Code outlines the authority given to the State Fire Marshal to designate areas in the state as fire hazard severity zones.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 13

Appendix F Characteristics of Fire-Resistive Fire-Smart Vegetation

SFM proposes to adopt Appendix F of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with California amendments in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 14

Appendix G Voluntary Home-Hardening Recommendations

SFM proposes to adopt Appendix G of the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with new California amendments in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. The new California amendments provide correlation and consistency with the CalFIRE Home-hardening Guidelines. New or revised California language is shown in italics with underline or strikeout.

CAC Recommendation:

Approve

Agency Response:

Accept

ITEM 15

Appendix H Referenced California Documents

SFM proposes to replace Appendix H Wildland-Urban Interface Code Flowchart in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) with a new Appendix H Referenced California Documents. Appendix H will be printed, but not adopted by SFM, in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7. Appendix H contains excerpts of California statutes and regulations utilized as source material for the proposed amendments in the 2025 California Wildland-Urban Interface Code (CWUIC), California Code of Regulations (CCR), Title 24, Part 7.

CAC Recommendation:

Approve

Agency Response:

Accept

SFM made an editorial fix and underlined the language brought from other sources than Title 24.

ITEM 16

Appendix I Board of Appeals

SFM proposes not to adopt Appendix I in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC).

CAC Recommendation:

Approve

Agency Response:

Disagree. The appendix will be printed and not adopted. It is available for local adoption.

TECHNICAL, THEORETICAL, AND EMPIRICAL STUDY, REPORT, OR SIMILAR DOCUMENTS

Government Code Section 11346.2(b)(3) requires identification of each technical, theoretical, and empirical study, report, or similar document, if any, upon which the agency relies in proposing the regulation(s).

The SFM did not rely on any technical, theoretical, or empirical study, report, or similar documents outside of those contained in this rulemaking in proposing that CBSC adopt said model code as a reference standard for the placement of existing SFM regulatory amendments for the California Building Standards Codes.

STATEMENT OF JUSTIFICATION FOR PRESCRIPTIVE STANDARDS

Government Code Section 11346.2(b)(1) requires a statement of why an agency believes any mandates for specific technologies or equipment or prescriptive standards are required.

The SFM believes that the proposed amendments to the model code and additional building and safety standards are offered in both a prescriptive and performance base. The nature and format of the model code adopted by reference allow for both methods, the following is a general overview of the model code proposed to be adopted by reference as well as state modifications:

This comprehensive wildland-urban interface code establishes minimum regulations for fire prevention using prescriptive and performance-related provisions. It is founded on broad-based principles that make possible the use of new materials and new system designs.

This code is founded on principles intended to establish provisions consistent with the scope of a building and fire code that adequately protects public health, safety, and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to types or classes of materials, products or methods of construction.

The International Wildland-Urban Interface Code (IWUIC) provisions provide many benefits, among which the model code development process offers an international forum for building and fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions. The framework of the model code has been accepted as the format that is most user-friendly and conforms to the organization of the other parts of Title 24.

CONSIDERATION OF REASONABLE ALTERNATIVES

Government Code Section 11346.2(b)(4)(A) requires a description of reasonable alternatives to the regulation and the agency's reasons for rejecting those alternatives. In

the case of a regulation that would mandate the use of specific technologies or equipment or prescribe specific actions or procedures, the imposition of performance standards shall be considered as an alternative. It is not the intent of this paragraph to require the agency to construct alternatives or describe unreasonable alternatives artificially.

The SFM has determined that no alternative considered would be more effective in carrying out the purpose for which the regulation is proposed or would be as effective and less burdensome to affected private persons than the proposed adoption by reference to SFM amendments. Therefore, there are no alternatives available to the SFM regarding the proposed adoption of this code.

REASONABLE ALTERNATIVES THE AGENCY HAS IDENTIFIED THAT WOULD LESSEN ANY ADVERSE IMPACT ON SMALL BUSINESS

Government Code Section 11346.2(b)(4)(B) requires a description of any reasonable alternatives that have been identified or that have otherwise been identified and brought to the attention of the agency that would lessen any adverse impact on small business.

The SFM has determined that no alternative considered would be more effective in carrying out the purpose for which the regulation is proposed or would be as effective and less burdensome to affected small businesses than the proposed adoption by reference to SFM amendments. Therefore, there are no alternatives available to the SFM regarding the proposed adoption of this code.

FACTS, EVIDENCE, DOCUMENTS, TESTIMONY, OR OTHER EVIDENCE OF NO SIGNIFICANT ADVERSE ECONOMIC IMPACT ON BUSINESS

Government Code Section 11346.2(b)(5)(A) requires the facts, evidence, documents, testimony, or other evidence on which the agency relies to support an initial determination that the action will not have a significant adverse economic impact on business.

The SFM has determined that this proposed action will not have a significant adverse economic impact on business. The SFM affirms that this rulemaking action complies with the mandates of HSC Sections 13143, 18928, 18949.2(b), 18949(c), and the mandates of the statutory authority of the SFM. Numerous public workshops were held during the per-rulemaking phase of the intervening code cycle. No comments have been made that the proposed changes would have a significant statewide adverse economic impact on businesses. SFM proposes consolidating the existing wildland laws and regulations in one document, making only minor amendments with no intended change in regulatory effect since these amendments are equivalent to current requirements in the Code.

Therefore, the SFM has determined that there are minimal facts, evidence, documents, testimony, or other evidence upon which the agency relied to support its initial determination of no effect according to Government Code Section 11346.2(b)(5)(A). The public is welcome to submit any information, facts, or documents either supporting SFM's initial determination or finding to the contrary.

ASSESSMENT OF EFFECT OF REGULATIONS UPON JOBS AND BUSINESS EXPANSION, ELIMINATION OR CREATION

Government Code Sections 11346.2(b)(2) and 11346.3(b)(1)

The State Fire Marshal has assessed whether and to what extent this proposal will affect the following:

- A. The creation or elimination of jobs within the State of California.**
These regulations will not affect the creation, or cause elimination, of jobs within the State of California.
- B. The creation of new businesses or the elimination of existing businesses within the State of California.**
These regulations will not affect the creation, or cause elimination, of existing businesses within the State of California.
- C. The expansion of businesses currently doing business within the State of California.**
These regulations will not affect the expansion of business currently doing business within the State of California.
- D. The benefits of the regulation to the health and welfare of California residents, worker safety, and the state's environment.**
These regulations will update and improve minimum existing building standards, which will provide increased protection of public health and safety, worker safety, and the environment.

ESTIMATED COST OF COMPLIANCE, ESTIMATED POTENTIAL BENEFITS, AND RELATED ASSUMPTIONS USED FOR BUILDING STANDARDS

Government Code Section 11346.2(b)(5)(B)(i) states if a proposed regulation is a building standard, the initial statement of reasons shall include the estimated cost of compliance, the estimated potential benefits, and the related assumptions used to determine the estimates.

The SFM does not anticipate any increase in the cost of compliance with the proposed building standards.

DUPLICATION OR CONFLICTS WITH FEDERAL REGULATIONS

Government Code Section 11346.2(b)(6) requires a department, board, or commission within the Environmental Protection Agency, the Resources Agency, or the Office of the State Fire Marshal to describe its efforts, in connection with a proposed rulemaking action, to avoid unnecessary duplication or conflicts with federal regulations contained in the Code of Federal Regulations addressing the same issues. These agencies may adopt regulations different from these federal regulations upon a finding of one or more of the following justifications: (A) The differing state regulations are authorized by law and/or (B) The cost of differing state regulations is justified by the benefit to human health, public safety, public welfare, or the environment.

The SFM has determined that this proposed rulemaking action does not unnecessarily duplicate or conflict with federal regulations contained in the Code of Federal Regulations that address the same issues as this proposed rulemaking.