

PCD QUICK TIPS – WILDFIRE RESILIENCY REQUIREMENTS

For properties located outside the boundaries of a Fire District

Adopted on July 1, 2025, the Colorado Wildfire Resiliency Code (WRC) sets minimum codes and standards for hardening of structures and defensible space for areas located within the Wildland Urban Interface areas. Per Senate Bill 23-166, El Paso County is required to adopt and implement codes and standards that meet or exceed the requirements of the WRC by July 1, 2026. The minimum standards and codes of the WRC are reflected in Appendix E of the El Paso County Land Development Code.

Does this apply to me?

El Paso County has adopted the State's 2025 Colorado Wildfire Resiliency Code Map for the unincorporated areas of El Paso County. This map is used to identify properties located within a WUI area. The 2025 Colorado Wildfire Resiliency Code Map can be found by copying and pasting the following link into a browser: experience.arcgis.com/experience/34c113129c044004bc672ca5493378de/page/Page.

- The Fire Intensity Classifications are:
 - Low Fire Intensity: Yellow
 - Moderate Fire Intensity: Orange
 - High Fire Intensity: Red

What are the requirements for the WRC?

The WRC requirements are reflected in Appendix E of the Land Development Code and apply to new construction, alteration, movement, repair, maintenance, and use of any building, structure, or premises that contain occupiable and/or habitable space or change in use resulting in an occupiable/habitable space **when located within the wildland urban interface areas**. Appendix E provides the codes and standards for Structure Hardening and Site Area Requirements for Class I and Class II per the WRC.

- Low Fire Intensity (Yellow) must comply with the requirements for Class I

- Moderate and High Fire Intensity (Orange and Red) must comply with the requirements for Class I and Class II

Do I have to change my existing home or landscaping?

Structures and landscaping in legal existence prior to the adoption of Appendix E do not have to be modified to comply with the codes and standards of Appendix E. Any changes such as a new addition, fencing, roof, landscaping, etc. will be required to comply with structure hardening and site area requirements of Appendix E.

Applications submitted prior to July 1, 2026, may continue without change. New applications submitted on/after July 1, 2026, are subject to the requirements of Appendix E.

Exemptions

The following are exempt from the requirements of the WRC/Appendix E:

- Interior alterations of existing structures
- Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than 25 percent of the exterior is affected
- Painting, staining, and similar maintenance or restorative work
- Fences located more than 8 feet from a habitable structure

Refer to Appendix E for a complete list of all exemptions.

How does the WRC Impact the Permitting and/or Approval Process

- Planning and Community Development will require an affidavit from property owners acknowledging compliance with the requirements of the Appendix E. A completed affidavit is required prior to approval.
- When located within a Fire District, the Fire District is responsible for reviewing plans for compliance with the WRC. Please contact the applicable Fire District for more information.

Resources

- **Land Development Code:** library.municode.com/co/el_paso_county/codes
- **Wildfire Resiliency Code Board:** dfpc.colorado.gov/sections/wildfire-resiliency-code-board
- To locate your **Fire District**, enter the property address into the El Paso County Assessor site, property.spataleest.com/co/elpaso/#/ and look under the Taxing Entity and Levy Information section for the Fire District.
- For other questions, call us at 719-520-6300 or email at plnweb@elpasoco.com.