

REVISION RECORD FOR THE STATE OF CALIFORNIA

EMERGENCY SUPPLEMENT

January 1, 2026

2022 Title 24, Part 7, California Wildland-Urban Interface Code

General Information:

1. The date of this emergency supplement is for identification purposes only. See the History Note Appendix on the backside or accompanying page.
2. This emergency supplement provides new and/or replacement pages with building standards adopted by the California Building Standards Commission on an emergency basis for insertion in the 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7. Instructions are provided below.
3. State law allows emergency building standards to be effective for 180 days, with two 90-day extensions under specific conditions. While the emergency building standards remain in effect, public hearings may be conducted to consider making the emergency building standards a permanent part of the code. Should emergency building standards become permanent, another supplement with new or replacement pages may be issued that will include the final regulatory adoption/approval. Information regarding hearings and code revisions is available at the California Building Standards Commission website www.dgs.ca.gov/BSC.
4. Health and Safety Code Section 18938.5 establishes that only building standards in effect at the time of the application for a building permit may be applied to the project plans and construction. This rule applies to both adoptions of building standards for Title 24 by the California Building Standards Commission, and local adoptions and ordinances imposing building standards.
5. Not all code text on the enclosed blue emergency supplement pages is a new building standard. New, amended, or repealed building standards are identified by margin symbols. An explanation of margin symbols is provided in the code, before the Table of Contents.
6. You may wish to retain the superseded material with this revision record so that the prior wording of any section can be easily ascertained.

Title 24, Part 7

Remove Existing Pages

1-1 through 1-4
1-15 and 1-16
2-1 through 2-4
5-3 through 5-6
HIST-1 and HIST-2

Insert Blue-Colored Pages

1-1 through 1-4
1-15 and 1-16
2-1 through 2-4
5-3 through 5-6
HIST-1 and HIST-2

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE

CHAPTER 1 – ADMINISTRATION

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC	
			T-24	T-19*	1	2	1/AC	AC	SS	1	1R	2	3	4									
Adopt Entire Chapter																							
Adopt Entire Chapter as amended (amended sections listed below)																							
Adopt only those sections that are listed below			X																				
[California Code of Regulations, Title 19, Division 1]				X																			
Chapter / Section																							
Division I																							
1.1.1 – 1.11.2.1.1				X																			
[T-19 §1.11]					X																		
[T-19 §1.12]					X																		
1.11.2.1.2 – 1.11.2.2			X																				
[T-19 §1.08]					X																		
[T-19 §1.13]					X																		
1.11.2.3 – 1.11.11						X																	
[T-19 §1.03]						X																	
[T-19 §1.09.1]						X																	
1.12																							
Division II																							
101.1					X																		
101.2					X																		
101.3.1					X																		
101.6					X																		
102.1					X																		
102.2					X																		
102.6					X																		
104.2.2					X																		
104.3					X																		
104.6					X																		
104.8					X																		
104.8.1					X																		
105.1					X																		
105.2					X																		
105.3					X																		
105.4					X																		
105.8					X																		
105.10					X																		
106.1 – 106.5					X																		
106.8					X																		
106.10					X																		
107					X																		
109.1 – 109.1.2.3					X																		
109.3.7.1					X																		
109.3.7.2					X																		
110 – 111					X																		
113					X																		

* The California Code of Regulations (CCR), Title 19, Division 1 provisions that are found in the California Wildland-Urban Interface Code are a reprint from the current CCR, Title 19, Division 1 text for the code user's convenience only. The scope, applicability and appeals procedures of CCR, Title 19, Division 1 remain the same.

The state agency does not adopt sections identified by the following symbol: †

The Office of the State Fire Marshal's adoption of this chapter or individual sections is applicable to structures regulated by other state agencies pursuant to Section 1.11.

The California Code of Regulations (CCR), Title 14, Division 1.5 provisions that are found in the California Wildland-Urban Interface Code are not listed in the Matrix Adoption Tables as they are not within the State Fire Marshal's authority to adopt. These provisions are a reprint from the current CCR, Title 14, Division 1.5 text for the code user's convenience only and are identified in the body of the code by square brackets containing references to applicable Title 14 sections.

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**DIVISION I
CALIFORNIA ADMINISTRATION****SECTION 1.1—GENERAL**

1.1.1 Title. These regulations shall be known as the California Wildland-Urban Interface Code, may be cited as such, and will be referred to herein as “this code.” The California Wildland-Urban Interface Code is Part 7 of thirteen parts of the official compilation and publication of the adoptions, amendment, and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part incorporates by adoption of the 2024 International Wildland-Urban Interface Code of the International Code Council (ICC) with necessary California amendments.

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 Very High and High Fire Hazard Severity Zones, 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 embers projected by a fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.

1.1.3 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such building structures throughout the State of California.

This code establishes regulations affecting or relating to buildings, structures, processes, premises, and a reasonable degree of life and property safeguards regarding:

1. The hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices.
2. Conditions hazardous to life, property, or public welfare in the use or occupancy of buildings, structures, or premises.
3. Fire hazards in the buildings, structures, or on-premises from use of, occupancy of, or operation.
4. Matters related to the construction, extension, repair, alteration, or removal of fire suppression or alarm systems.
5. Conditions affecting the safety of firefighters and emergency responders during emergency operations.

1.1.4 Appendices. Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code, Section 18901 et. seq. for Building Standards Law, Health and Safety Code, Section 17950 for State Housing Law and Health and Safety Code, Section 13869.7 for Fire Protection Districts. See Section 1.1.8 of this code.

1.1.5 Referenced codes. The codes, standards, and publications adopted and set forth in this code, including other codes, standards, and publications referred to herein are, by title and date of publication, hereby adopted as standard reference documents of this code. When this code does not specifically cover any subject related to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes, standards, and the Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire prevention engineering practices.

1.1.6 Nonbuilding standards, orders, and regulations. Requirements contained in the California Wildland-Urban Interface Code, or in any other referenced standard, code, or document, which are not building standards as defined in Health and Safety Code, Section 18909 shall not be construed as a building standard. The nonbuilding standards contained herein are applicable in the wildland interface areas and can be cited as a section of this code, or where the section is identified on the tagline by the source document, the provision can be cited under the source document.

1.1.7 Order of precedence and use.

1.1.7.1 Differences. In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.

1.1.7.2 Specific provisions. Where a specific provision varies from a general provision, the specific provision shall apply.

1.1.7.3 Conflicts. When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, the most restrictive requirements shall prevail.

1.1.7.3.1 CBC and CRC. Detached one- and two-family dwellings, efficiency dwelling units, lodging houses, live/work units, and townhouses not more than three stories above grade plane with a separate means of egress, and their accessory structures, may be designed and constructed in accordance with the California Building Code or the California Residential Code, but not both, unless the proposed structure(s) or element(s) exceed the design limitations established in the California Residential Code, and the code user is specially directed by the California Residential Code to use the California Building Code.

1.1.8 City, county, or city and county amendments, additions or deletions. The provisions of this code do not limit the authority of city, county, or city and county governments to establish more restrictive and reasonably necessary differences to the provisions

contained in this code pursuant to complying with Section 1.1.8.1. The effective date of amendments, additions, or deletions to this code of a city, county, or city and county filed pursuant to Section 1.1.8.1 shall be the date filed. However, in no case shall the amendments, additions, or deletions to this code be effective any sooner than the effective date of this code.

Local modifications shall comply with Health and Safety Code, Section 18941.5 for Building Standards Law, Health and Safety Code, Section 17958 for State Housing Law or Health and Safety Code, Section 13869.7 for Fire Protection Districts.

1.1.8.1 Findings and filings.

1. The city, county, or city and county shall make express findings for each amendment, addition, or deletion based upon climatic, topographical, or geological conditions.

Exception: Hazardous building ordinances and programs mitigating unreinforced masonry buildings.

2. The city, county, or city and county shall file the amendments, additions, or deletions expressly marked and identified as to the applicable findings. Cities, counties, cities and counties, and fire departments shall file the amendments, additions, or deletions, and the findings with the California Building Standards Commission at 2525 Natomas Park Drive, Suite 130, Sacramento, CA 95833.
3. Findings prepared by fire protection districts shall be ratified by the local city, county, or city and county and filed with the California Department of Housing and Community Development, Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 or 2020 West El Camino Avenue, Suite 250, Sacramento, CA 95833-1829.

1.1.8.2 Locally adopted energy standards—California Energy Code, Part 6. In addition to the provisions of Section 1.1.8.1 of this Part, the provisions of this section apply to cities, counties, and city and county amending adopted energy standards affecting buildings and structures subject to the California Energy Code, Part 6.

Applicable provisions of Public Resources Code Section 25402.1 and applicable provisions of Chapter 10 of the California Administrative Code, Part 1 apply to local amendment of energy standards adopted by the California Energy Commission.

1.1.9 Effective date of this code. Only those standards approved by the California Building Standards Commission that are effective at the time an application for a building permit is submitted shall apply to the plans and specifications for, and to the construction performed under that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

1.1.10 Availability of codes. At least one complete copy each of Titles 8, 19, 20, 24, and 25 with all revisions shall be maintained in the office of the building official responsible for the administration and enforcement of this code. Each state department concerned, and each city, county, or city and county shall have an up-to-date copy of the code available for public inspection. See Health and Safety Code, Section 18942(e)(1) and (2).

1.1.11 Format. This part fundamentally adopts the California Wildland-Urban Interface Code by reference on a chapter-by-chapter basis. When a specific chapter of the California Wildland-Urban Interface Code is not printed in the code and is marked "Reserved," such a chapter of the California Wildland-Urban Interface Code is not adopted as a portion of this code. When a specific chapter of the California Wildland-Urban Interface Code is marked "Not adopted by the State of California," but appears in the code, it may be available for adoption by local ordinance.

Note: Matrix Adoption Tables at the front of each chapter may aid the code user in determining which chapter or sections within a chapter are applicable to buildings under the authority of a specific state agency, but they are not to be considered regulatory.

1.1.12 Validity. If any chapter, section, subsection, sentence, clause, or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

SECTION 1.11—OFFICE OF THE STATE FIRE MARSHAL

1.11.1 SFM—Office of the State Fire Marshal. The specific scope of application of the agency responsible for enforcement, the enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.

Application:

Institutional, educational, or any similar occupancy. Any building or structure used or intended for use as an asylum, jail, prison, mental hospital, hospital, sanitarium, home for the elderly, children's nursery, children's home or institution, school or any similar occupancy of any capacity.

Authority cited—Health and Safety Code Section 13143.

Reference—Health and Safety Code Section 13143.

Assembly or similar place of assemblage. Any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education.

Authority cited—Health and Safety Code Section 13143.

Reference—Health and Safety Code Section 13143.

Small family day-care homes.

Authority cited—Health and Safety Code Sections 1597.45, 1597.54, 13143 and 17921.

Reference—Health and Safety Code Section 13143.

DIVISION II

SCOPE AND ADMINISTRATION

User notes:

About this chapter:

Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—General Provisions (Sections 101–102) and Part 2—Administration and Enforcement (Sections 103–113). Section 101 identifies which buildings and structures come under its purview and references other California Codes as applicable.

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

Note: Sections adopted or amended by state agencies are specifically indicated by an agency banner or indicated in the Matrix Adoption Table.

PART 1—GENERAL PROVISIONS

SECTION 101—SCOPE AND GENERAL REQUIREMENTS

[A] 101.1 Title. These regulations shall be known as the *California Wildland-Urban Interface Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[A] 101.2 Scope. *This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.*

[A] 101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

[A] 101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction’s building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3.1 Application. *New buildings and structures with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings, located in any of the following:*

1. *All lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA).*
2. *Lands in Local Responsibility Area (LRA) identified by the State Fire Marshal as High and Very High Fire Hazard Severity Zones.*
3. *Land designated as High and Very High Fire Hazard Severity Zones by cities and other local agencies.*
4. *Land designated as a Wildland-Urban Interface Area by cities and other local agencies.*

Exceptions:

1. *Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.*
2. *Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code, of any size located at least 50 feet (15 240 mm) from an applicable building.*
3. *Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.*
4. *New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.*

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[A] 101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the code official, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

[A] 101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

[A] 101.6 Maintenance. Buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] 102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

[A] 102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.4 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 7 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] 102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall govern.

[A] 102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

[A] 102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as *prima facie* evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the code official to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

[A] 102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code, shall be determined by the code official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

[A] 102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

[A] 102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the *California Fire Code*, *California Building Code*, *California Existing Building Code* or the *California Residential Code*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

CALIFORNIA WILDLAND-URBAN INTERFACE CODE – MATRIX ADOPTION TABLE
CHAPTER 2 – DEFINITIONS

(Matrix Adoption Tables are nonregulatory, intended only as an aid to the code user.
 See Chapter 1 for state agency authority and building applications.)

Adopting Agency	BSC	BSC-CG	SFM		HCD			DSA		OSHPD					BSCC	DPH	AGR	DWR	CEC	CA	SL	SLC	
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Adopt only those sections that are listed below																							
[California Code of Regulations, Title 19, Division 1]																							
Chapter / Section																							
201.3			X																				
<i>Applicable Building</i>			X																				
Defensible Space			X																				
<i>Exterior Wall Assembly</i>			X																				
<i>Exterior Wall Covering</i>			X																				
<i>Fire Code Official</i>			X																				
<i>Fire Hazard Severity Zones</i>			X																				
<i>Fire Protection Plan</i>			X																				
<i>Fire-Smart Vegetation</i>			X																				
Flame Spread Index			X																				
<i>Fuel</i>			X																				
Fuel Modification			X																				
<i>Home Hardening</i>			X																				
<i>Local Responsibility Area (LRA)</i>			X																				
<i>Rafter Tail</i>			X																				
<i>Roof Eave</i>			X																				
<i>Roof Eave Soffit</i>			X																				
<i>State Responsibility Area (SRA)</i>			X																				
Structure			X																				
Wildfire			X																				
<i>Wildfire Exposure</i>			X																				
Wildland-Urban Interface Area			X																				

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User notes:

About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

SECTION 201—GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *California Building Code*, *California Existing Building Code*, *California Fire Code*, *California Electrical Code*, *California Mechanical Code* or *California Plumbing Code*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202—DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURE (applicable to CCR, Title 14 provisions only). *Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.* [CCR Title 14 §1270.01(a)]

APPLICABLE BUILDING. *A building that has residential, commercial, educational, institutional or similar occupancy type use.*

[A] APPROVED. Acceptable to the code official.

[A] APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

[A] BUILDING. Any structure intended for supporting or sheltering any occupancy.

BUILDING (applicable to CCR, Title 14 provisions only). *Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.* [CCR Title 14 §1270.01(c)]

[A] BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *California Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

[A] CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

CRITICAL FIRE WEATHER. A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten firefighter safety.

DEAD-END ROAD (applicable to CCR, Title 14 provisions only). *A road that has only one point of vehicular ingress/egress, including cul-de-sacs and roads that loop back on themselves.* [CCR Title 14 §1270.01(e)]

DEFENSIBLE SPACE. See Sections 403.1.1 and 601.3.

DRIVEWAY (applicable to CCR, Title 14 provisions only). *A vehicular pathway route that serves not more than four (4) Residential Units and any number of noncommercial or nonindustrial Utility or Miscellaneous Group U Buildings.* [CCR Title 14 §1270.01(i)]

[BG] DWELLING. A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

EXTERIOR WALL ASSEMBLY. *A system, including the exterior wall covering, framing and components such as weather-resistive barriers and insulating materials. This system provides protection of the building structural members and conditioned interior space from the detrimental effects of the exterior environment.*

EXTERIOR WALL COVERING. *A material or assembly of materials applied on the exterior side of exterior walls for the purpose of providing a weather-resisting barrier, insulation or for aesthetics, including but not limited to veneers, siding, exterior insulation and finish systems, rainscreen systems, architectural trim, and embellishments such as cornices, soffits, facias, gutters and leaders.*

[F] FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

DEFINITIONS

FIRE CODE OFFICIAL. The fire chief or other designated authority charged with the administration and enforcement of the California Fire Code, or a duly authorized representative.

FIRE FLOW CALCULATION AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE HAZARD SEVERITY ZONES. Geographical areas designated pursuant to California Public Resources Codes, Sections 4201 through 4204 California Government Code, Sections 51175 through 51189.

The map, approved by the Office of the State Fire Marshal, is hereby incorporated by reference and entitled "State Responsibility Area Fire Hazard Severity Zones," dated September 29, 2023.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See "Critical fire weather."

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FIRE-SMART VEGETATION. Plants, shrubs, trees and other vegetation that exhibit properties, such as high moisture content, little accumulation of dead vegetation and low sap or resin content, that make them less likely to ignite or contribute heat or spread flame in a fire than native vegetation typically found in the region.

(*Note: The following sources contain examples of types of vegetation that can be considered as fire-smart vegetation: Fire-resistant Plants for Home Landscapes, A Pacific Northwest Extension publication; Home Landscaping for Fire, University of California Division of Agriculture and Natural Resources; Sunset Western Garden Book.*)

[BG] FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84 or UL 723.

FUEL. Any combustible material, including petroleum-based products, cultivated landscape plants, grasses, weeds and wildland vegetation.

FUEL BREAK (applicable to CCR, Title 14 provisions only). A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential and/or ember production. [CCR Title 14 §1270.01(n)]

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-smart vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel-loading may be referenced to fuel size or time-lag categories, and may include surface fuels or total fuels.

GREEN BELT (applicable to CCR, Title 14 provisions only). Open space, parks, wildlands, other areas or a combination thereof, as designated by Local Jurisdictions, which are in, surround or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited. [CCR Title 14 §1270.01(o)]

GREENWAYS (applicable to CCR, Title 14 provisions only). Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths. [CCR Title 14 §1270.01(p)]

HAMMERHEAD/T (applicable to CCR, Title 14 provisions only). A "T" shaped, three-point turnaround space for fire apparatus on a road or driveway, being no narrower than the road or driveway that serves it. [CCR Title 14 §1270.01(q)]

HAZARDOUS LAND USE (applicable to CCR, Title 14 provisions only). A land use that presents a significantly elevated potential for the ignition, prolonged duration or increased intensity of a wildfire due to the presence of flammable materials, liquids or gasses, or other features that initiate or sustain combustion. Such uses are determined by the local jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges. [CCR Title 14 §1270.01(r)]

HAZARDOUS MATERIALS. As defined in the California Fire Code.

HEAVY TIMBER CONSTRUCTION. As described in the California Building Code.

HOME HARDENING. A method of utilizing construction features, building materials and maintenance practices intended to increase a building and structure's resistance to ignition from fire exposure, including direct flame contact, radiant heat and embers.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.

LOCAL RESPONSIBILITY AREA (LRA). Areas of the state in which the financial responsibility of preventing and suppressing fires is the primary responsibility of a city, county, city and county, or district. See also "State Responsibility Area (SRA)."

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

User notes:**About this chapter:**

Chapter 5 provides regulations that establish minimum standards for the location, design and construction of buildings and structures based on construction within a Fire Hazard Severity Zone or a Wildland-Urban Interface (WUI) Area.

The construction provisions of Chapter 5 are intended to supplement the requirements of the *California Building Code* and *California Residential Code* and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials. Construction features regulated include underfloor areas; roof coverings; eaves and soffits; gutters and downspouts; exterior walls, doors and windows; ventilation openings and accessory structures.

SECTION 501—GENERAL

501.1 Scope. Buildings and structures in a wildland-urban interface area shall be constructed in accordance with the *California Building Code* and this code.

Exceptions:

1. *Group U* accessory structures not exceeding 120 square feet (11 m^2) in floor area where located not less than 50 feet (15 240 mm) from *applicable* buildings.
2. *Group U* agricultural buildings not less than 50 feet (15 240 mm) from *applicable* buildings.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

501.3 Fire-resistance-rated construction. Where this code requires 1-hour fire-resistance-rated construction, the fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E119 or UL 263.

Exceptions:

1. The fire-resistance rating of building elements, components or assemblies based on the prescriptive designs prescribed in Section 721 of the *California Building Code*.
2. The fire-resistance rating of building elements, components or assemblies based on the calculation procedures in accordance with Section 722 of the *California Building Code*.

501.4 Noncombustibility tests. The tests indicated in Section 501.4.1 shall serve as criteria for acceptance of noncombustible building materials. The term “noncombustible” does not apply to the flame spread characteristics of interior finish or trim materials. A material shall not be classified as a noncombustible building construction material if it is subject to an increase in combustibility or flame spread beyond the limitations herein established through the effects of age, moisture or other atmospheric conditions.

501.4.1 Noncombustible materials. Materials required to be noncombustible shall be tested in accordance with ASTM E136 and pass the test. Alternately, materials required to be noncombustible shall be tested in accordance with ASTM E2652 using the acceptance criteria prescribed by ASTM E136.

Exception: Materials having a structural base of noncombustible material as determined in accordance with ASTM E136, or with ASTM E2652 using the acceptance criteria prescribed by ASTM E136, and a surfacing of not more than 0.125 inch (3.18 mm) in thickness having a flame spread index not greater than 50 when tested in accordance with ASTM E84 or UL 723 shall be acceptable as noncombustible.

SECTION 502—RESERVED**SECTION 503—IGNITION-RESISTANT CONSTRUCTION AND MATERIAL**

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Chapter 5. Materials required to be ignition-resistant building materials shall comply with the requirements of Section 503.2.

Exceptions:

1. New accessory buildings and miscellaneous structures complying with Section 504.11.
2. *Group C* occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the *California Building Code*.

503.2 Ignition-resistant building material. Ignition-resistant building materials shall be designed for exterior use and weather exposure and shall comply with any one of the requirements in Section 503.2.1 through 503.2.4.3.3.

503.2.1 Noncombustible material. Noncombustible material shall comply with the requirements in Section 501.4.

503.2.2 Fire-retardant-treated wood. Fire-retardant-treated wood shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the *California Building Code*.

503.2.3 Fire-retardant-treated wood roof coverings. Roof assemblies containing fire-retardant-treated wood shingles and shakes shall comply with the requirements of Section 1505.6 of the *California Building Code* and shall be classified as Class A roof assemblies as required in Section 1505.2 of the *California Building Code*.

503.2.4 Other ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of $1/8$ inch (3.2 mm). The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723 for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 503.2.4.1 through 503.2.4.3.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch (0.48 mm) thickness or corrosion-resistant steel at a minimum 0.0149 inch (0.38 mm) thickness shall not be required to be tested with a ripped or cut longitudinal gap.

503.2.4.1 Flame spread. The material shall exhibit a flame spread index not exceeding 25.

503.2.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches (3200 mm) beyond the centerline of the burner at any time during the test.

503.2.4.3 Weathering. Ignition-resistant building materials shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 503.2.4.3.1 through 503.2.4.3.3, as applicable to the materials and conditions of use.

503.2.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A "Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D2898.

503.2.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

503.2.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

503.2.5 Surface treatment protection. Use of paints, coatings, stains or other surface treatments are not an approved method of protection as required in this chapter.

503.3 Standards of quality. Building material, systems, assemblies and methods of construction shall be tested in accordance with the standards specified in Chapter 5.

503.3.1 Qualification by testing. Material and material assemblies tested in accordance with the requirements of Section 503 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal or identified in a current report issued by an approved agency.

503.3.2 Approved agency. Product evaluation testing shall be performed by an approved agency in accordance with Section 1703 of the *California Building Code*. The scope of accreditation for the approved agency shall include building product compliance with this code.

503.3.3 Labeling. Material and material assemblies tested in accordance with the referenced standards shall bear an identification label showing the fire test results. That identification label shall be issued by a testing and/or inspecting agency approved by the State Fire Marshal.

1. Identification mark of the approved testing and/or inspecting agency.
2. Contact and identification information of the manufacturer.
3. Model number or identification of the product or material.
4. Pretest weathering specified in this chapter.
5. Compliance standard as described under Chapter 7.

503.3.4 Fire-retardant-treated wood shingles and shakes. Fire-retardant-treated wood shingles and shakes shall be approved and listed by the State Fire Marshal in accordance with Section 208(c), Title 19 California Code of Regulations.

SECTION 504—IGNITION-RESISTANT CONSTRUCTION

504.1 General. Ignition-resistant construction shall be in accordance with Sections 504.2 through 504.11.6.

504.2 Roof assembly. Roofs shall have a roof assembly that complies with a Class A fire classification when tested in accordance with ASTM E108 or UL 790.

Exceptions: The following assemblies are exempt from testing and shall be considered as equivalent to the Class A fire classification:

1. Roof assemblies with coverings of brick, masonry or an exposed concrete roof deck.
2. Roof assemblies with ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.
3. Roof assemblies with minimum 16 oz/sq ft (0.0416 kg/m²) copper sheets installed over combustible roof decks.
4. Roof assemblies of slate roof covering installed over ASTM D226, Type II underlayment over combustible decks.

504.2.1 Roof covering voids. Where there is a void under the roof covering it shall comply with Section 504.2.1.1 or 504.2.1.2.

504.2.1.1 Airspace under roof covering. Where the roof covering is installed over a combustible deck and the roofing profile creates an airspace under the roof covering, the installation shall comply with the following:

1. A 72 lb. (32.7 kg) cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck.

Exception: Cap sheet is not required where not less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.

2. Bird stops shall be used at the eaves where the profile fits, to prevent the entry of debris at the eave.
3. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.

504.2.1.2 Roof underlayment. A listed and labeled roof underlayment that has been tested as part of the roof assembly in accordance with ASTM E108 or UL 790 for Class A fire classification shall be installed in accordance with the underlayment manufacturer's installation instructions and listing. Bird stops shall be used at the eaves when the profile fits, to prevent the entry of debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.

Exception: Where the roof sheathing is fire-retardant-treated wood labeled for exterior use and complies with Section 2303.2 of the California Building Code, the underlayment shall not be required to comply with a Class A fire classification.

504.2.2 Roof valleys. Where provided, valley flashings shall be not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

504.3 Protection of enclosed eaves. The exposed underside of enclosed roof eaves and soffits shall be protected on the exposed underside by one or more of the following:

1. Noncombustible materials.
2. Ignition-resistant building materials.
3. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
4. 2-inch (51 mm) nominal dimension lumber.
5. 1-inch (25 mm) nominal fire-retardant-treated lumber or $\frac{3}{4}$ -inch (19.1 mm) nominal fire-retardant-treated plywood, identified for exterior use and complying with Section 2303.2 of the California Building Code.
6. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.
7. Boxed-in roof eave soffit assemblies with an underside that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Facias are required and shall be ignition-resistant building materials, fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.3.1 Protection of open eaves. The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:

1. Noncombustible material.
2. Ignition-resistant building material.
3. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
5. One layer of $\frac{5}{8}$ -inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

>| | *Fascias, if provided, shall be fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 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. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with one or more of the following methods, unless they are covered with an exterior wall covering complying with Sections 504.5.2 and 504.5.2.1:

1. 1-hour fire-resistance-rated construction on the exterior side.
2. Noncombustible materials.
3. Heavy timber. *Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-grove or set close together and well spiked.*
4. Log wall construction.
5. *Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.*
6. *Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.*
7. *Wall assemblies suitable for exterior fire exposure containing one layer of $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.*
8. *Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.*
9. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.5.1 Flashing. A minimum of 6 inches (152 mm) of metal flashing or noncombustible material applied vertically on the exterior of the wall shall be installed at the ground, decking and roof intersections.

504.5.2 Exterior wall coverings. Exterior wall coverings shall comply with one or more of the following requirements:

1. Noncombustible material.
2. Ignition-resistant building material labeled for exterior use.
3. Fire-retardant-treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the California Building Code.
4. Fire-retardant-treated wood shingles and shakes which have been qualified in accordance with Section 1505.6 of the California Building Code for use as "Class B" roof covering shall be an acceptable alternative wall covering material where installed over solid sheathing.

Exception: Exterior wall coverings which are a component of an approved wall assembly complying with Section 504.5.

504.5.2.1 Extent of exterior wall covering. Where provided, exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

504.6 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction or fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the California Building Code.

504.7 Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, other than decks, shall be heavy timber construction or constructed of one of the following:

1. Noncombustible materials.
2. Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the California Building Code.
3. Ignition-resistant building materials in accordance with Section 503.2.
4. *Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.*
5. *One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.*
6. *The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the ceiling assembly, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.*
7. *The underside of a floor projection assembly that meets the performance criteria in Section 504.7.2 when tested in accordance with the test procedures set forth in ASTM E2957.*

HISTORY NOTE APPENDIX

2025 California Wildland-Urban Interface Code California Code of Regulations, Title 24, Part 7

HISTORY:

1. (SFM 08/24)—Adoption by reference of the 2024 *International Wildland-Urban Interface Code* with necessary amendments relocated from the *California Building Code*, *California Residential Code* and *California Fire Code* to become the 2025 *California Wildland-Urban Interface Code*. Approved by the California Building Standards Commission on February 26, 2025, filed with Secretary of State on March 7, 2025, and effective on January 1, 2026.
2. (SFM EF 01/25)—Amend Chapters 1, 2 and 5 to expand application of the *California Wildland-Urban Interface Code* to High Fire Hazard Severity Zones in Local Responsibility Areas (LRA) and clarify the application, define the term “home hardening” and correct clerical error related to the protection of open eaves in Section 504.3.1. Approved as an emergency by the California Building Standards Commission on October 15, 2025, filed with Secretary of State on November 4, 2025, and effective on January 1, 2026.

