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WUI Property Development Guide

(Wildland-Urban Interface Code Requirements)

Washington State is adopting the Wildland Urban Interface Code (WUIC) with the 2021 code cycle July 1, 2023 which will affect development projects in Jefferson County. The State's fire and building codes have been strengthened in successive code adoption cycles with the primary goals of protecting the safety of our citizens and enhancing a home's ability to survive wildfire. We are encouraging all our customers to review the new 2021 IWUIC prior to completing their building plan requirements with their designer. Below is a 4-step process to determining your building and/or defensible space requirements.

- Determine the hazard severity of the parcel** (moderate, high, or extreme) by using the Washington DNR Story map. If two levels are present on the property the more severe will apply. For more information on determining fire hazard severity.
- Determine existing defensible space** as non-conforming, conforming, or 1.5 x conforming on WUI Table 603.2 below. Trees and other vegetation can be in defensible space if canopies if they meet the spacing requirements in the WUIC. For more information on defensible space guidelines.

| WUIC Table 603.2 Required Defensible Space | |
|--|---------------------------------|
| Wildland Urban Interface Area | Fuel Modification Distance (ft) |
| Moderate hazard | 30 |
| High hazard | 50 |
| Extreme hazard | 100 |

- Utilize the 503.1 IR Construction chart** below by applying your determinations from above. See next page for building requirements based on your IR class. Fire hazard severity level may be lowered through a vegetation management plan, or fire hazard severity checklist. Click here for more information on these options.

| WUIC Table 503.1 Ignition-Resistant Construction | | | |
|--|----------------------|-------------|----------------|
| Defensible Space | Fire Hazard Severity | | |
| | Moderate Hazard | High Hazard | Extreme Hazard |
| Nonconforming | IR 2 | IR 1 | IR 1 N.C. |
| Conforming | IR 3 | IR 2 | IR 1 |
| 1.5 x conforming | Not required | IR 3 | IR 2 |

IGNITION-RESISTANT CONSTRUCTION REQUIREMENTS

| | Class 1 (IR1) | Class 2 (IR2) | Class 3 (IR3) | |
|--|---|---|---|---|
| Roofs | <ul style="list-style-type: none"> · Class A - Roof edge/gaps fire stopped - 26 gage valley flashing^a | <ul style="list-style-type: none"> · Class A - Roof edge/gaps fire stopped - 26 gage valley flashing^a | <ul style="list-style-type: none"> · Class B - Roof edge/gaps fire stopped - 26 gage valley flashing^a | |
| Eaves | <ul style="list-style-type: none"> · IR material · 1-hour FRC · 2" nom. dimension lumber · Or treated materials | <ul style="list-style-type: none"> · Enclosed with solid material (3/4" min.) · No exposed rafter tails unless heavy timber | <div style="border: 1px solid gray; padding: 10px; background-color: #f0f0f0;"> <p>Key</p> <p>IR = Ignition-Resistant</p> <p>FRC = Fire Resistant Rated Construction</p> </div> | |
| Fascia and Soffits | <ul style="list-style-type: none"> · IR material · 1-hour FRC · 2" nom. dimension lumber | <ul style="list-style-type: none"> · Enclosed with solid material (3/4" min.) | | |
| Vents^b | <ul style="list-style-type: none"> · <144 square inches · <1/4 in. noncombustible corrosion-resistant mesh | <ul style="list-style-type: none"> · <144 square inches · <1/4 in. noncombustible corrosion-resistant mesh | | |
| Exteriors Walls | <ul style="list-style-type: none"> · Approved 1-hour FRC^c · Approved noncombustible materials · Heavy timber or log wall · Fire retardant treated wood labeled for exterior use · IR material | <ul style="list-style-type: none"> · Approved 1-hour FRC^c · Approved noncombustible materials · Heavy timber or log wall · Fire retardant treated wood labeled for exterior use · IR material | | |
| Windows | <ul style="list-style-type: none"> · Tempered glass · Multilayered glazed panels · Glass block · Min. 20-minute rating | <ul style="list-style-type: none"> · Tempered glass · Multilayered glazed panels · Glass block · Min. 20-minute rating | | |
| Doors^d | <ul style="list-style-type: none"> · Approved noncombustible construction · Solid core (1 3/4" min.) or · Min. 20-minute rating | <ul style="list-style-type: none"> · Approved noncombustible construction · Solid core (1 3/4" min.) or · Min. 20-minute rating | | |
| Appendages (i.e. Decks)^e | <ul style="list-style-type: none"> · 1-hour FRC · Heavy timber · Approved noncombustible materials · Fire retardant treated wood labeled for exterior use or · IR material | <ul style="list-style-type: none"> · 1-hour FRC · Heavy timber · Approved noncombustible materials · Fire retardant treated wood labeled for exterior use or · IR material | | |
| Unenclosed/Underfloor Area | <ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use | <ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use | | <ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use |
| Gutters & Downspouts | <ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris | <ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris | | <ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris |

- a. Where provided.
- b. Gable end, soffit, eave, and dormer vents shall be located at least 10 feet (3048 mm) from lot lines.
- c. On the exterior side.
- d. Exception: Vehicle access door.
- e. See WUI Code, amendments, and guide for additional restrictions or exceptions.

WUI DEVELOPMENT PERMIT CHECKLIST

Site Address: _____ Assessor Tax Parcel Number(s): _____

1. List Fire Hazard Severity of parcel via DNR map

Hazard Level:

Moderate High Extreme

2. Indicate type of existing defensible space and list distance required for hazard level.

See [Table 603.2](#)

Conforming Non-Conforming 1.5x Conforming

Distance _____

3. Determine ignition resistant construction class.

See [Table 503.1](#)

IR 1 IR 2 IR 3 No Requirement

4. Confirm site plan includes:

- All items required to be on the site plan. Requirements located on our website under site plan checklist.
- If opting for conforming defensible space - show defensible space boundary on the site plan and survey of trees and all woody vegetation to remain inside defensible space

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