

O-2026-14

AN ORDINANCE

ADOPTING TITLE 14, CHAPTER 31, OF THE LAKEWOOD MUNICIPAL CODE
ESTABLISHING THE CITY OF LAKEWOOD WILDFIRE RESILIENCY CODE AND
CORRESPONDING WILDLAND-URBAN INTERFACE BOUNDARY MAP

WHEREAS, the City of Lakewood is a home rule municipality organized under Article XX of the Colorado Constitution and the authority of the Home Rule Charter for the City of Lakewood (the “City Charter”);

WHEREAS, Sections 1.2 and 2.1 of the City Charter vests all municipal legislative powers in the City Council for the City of Lakewood (the “City”) and authorizes the City Council to establish those laws necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof;

WHEREAS, through Colorado Senate Bill 2023-166, the Colorado State Legislature created the Wildfire Resiliency Code Board (the “Board”), and tasked the Board with creating a model wildfire resiliency code based on best practice approaches to hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface, and in response, the Board created the 2025 Colorado Wildfire Resiliency Code (the “State Code”);

WHEREAS, Colorado Senate Bill 2023-166 also tasked the Board with identifying the areas of Colorado that are within the wildland-urban interface, and in response, the Board created the Colorado Wildfire Resiliency Code Map (the “State Map”);

WHEREAS, Colorado Senate Bill 2023-166 further requires jurisdictions within the State Map’s designated wildland-urban interface that have a governing body with the authority to adopt building or fire codes, to adopt a code that meets or exceeds the minimum standards set forth in the State Code;

WHEREAS, the City has the authority to adopt both building and fire codes, and therefore Colorado Senate Bill 2023-166 in conjunction with Colorado Senate Bill 2025-142, requires the City to adopt either a code in conformance with the State Code, or a code exceeding the minimum standards in the State Code, and to enforce said City-adopted code no later than July 1, 2026;

WHEREAS, City staff determined that local wildfire conditions and a goal for uniformity within Jefferson County necessitate that the City adopt a wildfire resiliency code that exceeds the minimum standards in the State Code along with a corresponding Wildland-Urban Interface Boundary Map that includes more City properties within the wildland-urban interface than the State Map;

WHEREAS, City staff therefore modeled the City of Lakewood Wildfire Resiliency Code (the "City Code") on the Jefferson County Wildfire Resiliency Code and modeled the City of Lakewood Wildland-Urban Interface Boundary Map (the "City Map") on the Jefferson County Wildland Urban Interface Overlay Map;

WHEREAS, the Board of Appeals was established by Lakewood Municipal Code section 12.12.010 and is charged with reviewing proposed additions, changes, or amendments to the City's building codes and to make recommendations to the City Council with respect to the adoption thereof;

WHEREAS, the Board of Appeals has reviewed, considered, and recommended for adoption, the City Code and the corresponding City Map, subject to a recommended amendment to the City Code relating to the required building material standards for decks and fences that are constructed within areas impacted by the City Code;

WHEREAS, the City Council desires to adopt the City Code and the corresponding City Map;

WHEREAS, approval of this Ordinance on first reading is intended only to confirm that the City Council desires to comply with the City Charter by setting a public hearing to provide City staff and the public the opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this Ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The recitals set forth above are incorporated as if set forth therein.

SECTION 2. Chapter 14.31 of the Lakewood Municipal Code relating to the City of Lakewood Wildfire Resiliency Code and the corresponding Wildland-Urban Interface Boundary Map, attached hereto as Exhibit A and Exhibit B, respectively, and made part hereof, are hereby adopted.

SECTION 3. This Ordinance shall take effect thirty (30) days after final publication.

SECTION 4. If any provision of this Ordinance is found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 13th day of April, 2026; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewoodco.gov, on the 16th day of April, 2026; set for public hearing to be held on the 27th day of , 2026; read, finally passed and adopted by the City Council on the 27th day of April, 2026; and signed by the Mayor on the ___ day of April, 2026.

Wendi Strom, Mayor

ATTEST:

Jay Robb, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Chapter 14.31 – The City of Lakewood Wildfire Resiliency Code

14.31.010 - Definitions-General

- A. *Scope.* For the purposes of this Code, defined terms shall have the meanings ascribed thereto under Section 14.30.020.
- B. *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.
- C. *Terms and definitions in other codes.* Where terms are not defined in this Code and are defined in other codes and regulations, such terms shall have the meaning ascribed to them as in those codes and regulations.
- D. *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.
- E. *Defined terms in this Code.* Where terms defined by this Code are used within this Code, the term is capitalized.

14.31.020 - Definitions.

- A. *Accessory Structure.* A Building that is subordinate in purpose, area, and extent to the principal Building; contributes to the reasonable and necessary comfort, convenience, and needs of the occupants, business, or industry of the principal Building; and is located on the same lot as the principal Building. This includes detached garages, workshop, sheds, barns, coops, greenhouses, and detached living space.
- B. *Approved.* Acceptable to the Building Official.
- C. *Barn.* A building used exclusively for the housing and care of horses or other permitted livestock, and for the storage of feed, hay, other farm crops, and farm or equine equipment. Barns may not be used for a garage or as a storage shed for items not associated with livestock or farm crops.
- D. *Building.* Any Structure having a roof supported by columns or walls and used or intended for supporting or sheltering any occupancy.
- E. *Building Official.* The official designated to interpret, administer, and enforce this Code, as described in Section 2.08.120 of the Lakewood Municipal Code. The Building Official is authorized to designate or appoint an authorized representative, as needed, to assist with the interpretation and/or enforcement of this Code.
- F. *Class A Tests.* Tests applicable to Roof Coverings that are expected to be effective against severe fire exposure, before a high degree of fire protection to the Roof Deck, do not slip from position, and are not expected to present a flying brand hazard.

- G. *Defensible Space*. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.
- H. *Embellishments*. Elements incorporated in design and construction for ornamental or decorative purposes that are not integral to the Structure or structural support.
- I. *Fire Intensity Classification*. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.
- J. *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.
- K. *Fire-Retardant-Treated Wood*. Fire-Retardant-Treated Wood is any wood product with a minimum 1-inch nominal or $\frac{3}{4}$ inch actual thickness, that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed Flame Spread Index of 25 or less. The ASTM E84 or UL 723 test shall be continued for an additional 20 minutes and the flame front shall not progress more than 10.5 feet beyond the center line of the burners at any time during the test.
- L. *Flame Spread Index*. A comparative measure, expressed as the dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM 84.
- M. *Fuel Modification*. A method of modifying fuel load by reducing the amount of non fire resistive vegetation or altering the type of vegetation to reduce the fuel load.
- N. *Habitable Space*. A space in a Building for living, sleeping, eating or cooking. Bathrooms, closets, halls, storage space and other similar areas are not considered “habitable space.”
- O. *Historic Structure*. Any *building or structure* that has one or more of the following:
1. Listed, or certified as eligible for listing, by the state historic preservation office or Keeper of the National Register of Historic Places, in the National Register of Historic Places;
 2. Designated as historic under applicable state law;
 3. Designated as historic by the City of Lakewood; or
 4. Certified as contributing resource within the National Register, state designated or City of Lakewood designated historic district.

P. *Home Ignition Zone (HIZ)*. The home and the area around the home which takes into account both the potential of the Structure to ignite and the quality of Defensible Space surrounding it.

Q. *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. If product literature from manufacturers or testing shows that manufacturer's materials or products melt, drip or delaminate, those materials or products which melt, drip, or delaminate, to the extent that the flame front is interrupted, are not permitted. Ignition-Resistant Building Materials shall comply with any of the following:

1. Material shall be tested on all sides with the extended ASTM E84 (UL 723) test or ASTM E2768, except panel products shall be permitted to test only the front and back faces. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. Materials that, 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, comply with the following:

- a. Flame spread. Material shall exhibit a Flame Spread Index not exceeding 25 and shall not show evidence of progressive combustion following the extended 30-minute test.

- b. Flame front. Material shall exhibit a flame front that does not progress more than 10.5 feet beyond the centerline of the burner at any time during the extended 30-minute test.

- c. Weathering. Ignition-Resistant Building Materials shall maintain their performance in accordance with this Section under conditions of use. Materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in the following standards, as applicable to the materials and the conditions or use:

- i. Method A "Test method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing" in ASTM D2898, for Fire-Retardant Treated Wood, wood-plastic composite and plastic lumber materials.

- ii. ASTM D7032 for wood-plastic composite materials.

- iii. ASTM D6662 for plastic lumber materials.

- d. Identification. Materials shall bear identification showing the fire test results.

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.

- R. *Lakewood Building Code*. The various adopted codes described as the Building Codes of the City of Lakewood under Section 14.01.010 of the Lakewood Municipal Code.
- S. *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. Log Wall Construction shall follow requirements of ICC 400.
- T. *Mass Timber Construction*. As described in section 602.4 of the 2021 International Building Code. Also known as Type IV construction.
- U. *Multilayered Glazed Panels*. Window or door assemblies that consists 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.
- V. *Noncombustible*. As applied to Building construction material means and material that, in the form in which it is used, is one of the following:
 - 1. Material of which no part will ignite and burn when subjected to fire;
 - 2. Any material conforming to ASTM E136 shall be considered Noncombustible within the meaning of this Section; or
 - 3. For the purposes of this Code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a Noncombustible material.
- W. *Occupiable Space*. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.
- X. *Roof Assembly*. A system designed to provide weather protection and resistance to design loads. The system consists of a Roof Covering and Roof Deck or a single component serving as both the Roof Covering and Roof Deck. A Roof Assembly can include an underlayment, thermal barrier, ignition barrier, insulation or vapor retarder.
- Y. *Roof Covering*. The covering applied to the Roof Deck for weather resistance, fire classification or appearance.
- Z. *Roof Deck*. The flat or sloped surface not including its supporting members or vertical supports.
- AA. *Slope*. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

BB. *Structure*. Anything which is constructed or erected, and the use of which requires more or less permanent location on the ground or attachment to something having permanent location on the ground; an edifice or building of any kind. For the purposes of this Code, fences are not considered a structure.

CC. *Structure Ignition Zone (SIZ)*. The Structure Ignition Zone is the Structure and the area around the Structure (or home). The SIZ takes into account both the potential of the Structure to ignite and the quality of Defensible Space surrounding it.

DD. *Tree Crown*. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

EE. *Wildfire Mitigation Specialist*. An individual who meets the following minimum training and experience requirements:

1. A person with the following qualifications is eligible to be a Wildfire Mitigation Specialist as approved by the Director of the Public Works Department or designee:

a. Bachelor's degree in forestry or a closely related field and two years wildland/urban interface firefighting experience; or

b. Successful completion of the following National Wildfire Coordinating Group Classes listed below and five years of wildland/urban interface firefighting experience:

I. S-130 Basic Wildland Firefighting.

II. S-190 Basic Fire Behavior.

III. S-215 Fire Operations in the Wildland/Urban Interface.

IV. S-290 Intermediate Wildland Fire Behavior.

V. Introduction to Wildfire Behavior Calculations.

VI. National Fire Protection Association (NFPA) workshop "assessing wildfire hazards in home ignition zone" (or equivalent).

FF. *Wildland-Urban Interface Interior*. That geographical area farther away from wildland vegetation than the Interface Perimeter where homes are primarily exposed to radiant heat and embers from adjacent homes as well as embers from burning vegetation. These areas have the potential for urban conflagrations.

GG. *Wildland-Urban Interface Perimeter*. That geographical area adjacent to wildland vegetation where homes can be exposed to embers and radiant and convective heat

from burning vegetation and adjacent homes. These areas have the potential for wildland fires to transition into urban conflagrations.

HH. *Wildland-Urban Intermix*. That geographical area where the built environment intermingles with wildland vegetation and where homes are primarily exposed to embers and radiant and convective heat from burning vegetation.

14.31.030 - Scope and General Requirements.

- A. This Code shall be considered part of the Lakewood Building Code, shall be cited as the “City of Lakewood Wildfire Resiliency Code” and shall be referred to herein as “this Code.”
- B. *Scope*. The provisions of this Code shall apply to the construction, exterior alteration, movement, exterior repair, and replacement of any Building or Structure within the Wildland-Urban Interface Areas in the City of Lakewood. Existing non-habitable and non-Occupiable Buildings or Structures, which undergo a change of occupancy to include Habitable or Occupiable Space, shall comply with the provisions of this Code for new Buildings or Structures. Although not considered a Structure, new fences and retaining walls are required to follow the provisions of Sections 14.31.170 through 14.31.190 of this Code.
 - 1. Buildings, Structures, or conditions in existence at the time of the adoption of this Code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this Code, provided that such continued use does not constitute a distinct danger to life or property.
 - 2. When portions of existing non-habitable and non-occupiable Buildings or Structures undergo a change of occupancy which includes a residential occupancy classification or single- or multi-family dwellings, per the Lakewood Building Code, the Building or Structure shall comply with the provisions of this Code for new Buildings or Structures.
 - 3. Buildings or Structures moved into or within the City of Lakewood shall comply with the provisions of this Code for new Buildings or Structures.
- C. *Date Effective*. This Code shall become effective on July 1, 2026, and shall apply to all Permits applied for on or after July 1, 2026. Applications for Permits made prior to July 1, 2026, shall be governed by the terms of the codes and regulations in effect at the time of application.
- D. *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.

1. 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.
 2. The standards in this Code are incorporated into and are a part of the Lakewood Building Code and augment the International Fire Code as adopted under Chapter 14.24 of the Lakewood Municipal Code, to mitigate the fire- and life-safety hazards of the Wildland-Urban Interface Areas.
- E. *Retroactivity.* The provisions of this 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 Building Official, constitute a distinct hazard to life or property.
1. Provisions of this Code that specifically apply to existing conditions are retroactive.
- F. *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, when the work increases the size of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new Building or Structure.
1. *Exception:* Provisions of this Code that specifically apply to existing conditions are retroactive.
 2. 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.
- G. *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.

14.31.040 - Applicability.

- A. *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, or any other adopted City code or regulation, specify different materials, methods of construction or other requirements, the most restrictive requirement shall govern.
- B. *Other laws.* The provisions of this Code shall not be deemed to nullify any provisions of local, state, or federal law.
- C. *Application of references.* References to section numbers, or to provisions not specifically identified by number, shall be construed to refer to such section or provision of this Code.
- D. *Referenced codes and standards.* Certain additional codes and standards are referenced in this Code and are listed throughout. 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 by the following:
 - 1. *Conflicts.* Where conflicts occur between provisions of this Code and the referenced codes and standards, the most restrictive shall apply.
 - 2. *Provisions in referenced codes and standards.* Where 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.
- E. *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 City of Lakewood, 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 Building Official to determine compliance with codes or standards for those activities or installations within the Building Official's jurisdiction or responsibility.
- F. *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 Building Official consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.
- G. *Severability.* If any part, section, clause, provision or portion of this Code is held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Code.

H. *Exemptions: Work exempt from the requirements of this Code.* Exemptions from code requirements shall not be deemed to grant authorization for any work that violates the provisions of this Code or any other laws, ordinances, regulations or rules of the City of Lakewood. This Code does not apply to:

1. Alterations that only affect the interior of existing Structures.
2. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing Building, when less than 25 percent of the surface area of all exterior walls is affected.
3. The reconstruction, replacement, alteration, or repair of the existing exterior Roof Covering of an existing Building when less than 25 percent of the surface area of the exterior Roof Covering or an attachment thereto is affected.
4. Alterations or repairs to the exterior of an existing Structure, or an attachment to it, when less than 25 percent of the exterior of the Structure is affected by the alteration or repair.
5. Painting, staining, and similar maintenance or restorative work.
6. Materials and methods of construction, when required to maintain a Building's or Structure's continued designation as a Historic Structure, are exempt from the requirements of this Code.
7. One story detached accessory, non-habitable Structures, such as tool and storage sheds, playhouses and similar uses, provided that the Structure does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable Structure. When a distance measurement is required between Buildings or Structures, the distance shall be measured in a straight line from the outermost point of one Building or Structure to the outermost point of the other Building or Structure.
8. Barns used exclusively to house livestock, store livestock feed, store farm products, protect equipment, or manage agricultural waste, located more than 50 feet from a Structure containing Occupiable or Habitable Space. When a distance measurement is required between a barn and another Building or Structure, the distance shall be measured in a straight line from the outermost point of the barn to the outermost point of the other Building or Structure.
9. Fences located more than 8 feet from the nearest point of a Structure.

14.31.050 - Code Implementation, Administration, and Enforcement.

A. *Powers and Duties of the Building Official.* The Building Official shall have all necessary power and authority for the implementation, administration, and enforcement of this Code in the manner set forth herein.

1. For the purposes of this Code, the Building Official shall have the authority to appoint or designate deputy Building Officials, other related technical officers, inspectors and other employees to carry out the administration of this Code. Such employees shall have powers as delegated by the Building Official.
- B. *Determination of compliance.* The Building Official shall have the authority to determine compliance with this Code, to render interpretations of this Code and to adopt rules and regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations:
1. Shall be in compliance with the intent and purpose of this Code.
 2. Shall not have the effect of waiving requirements specifically provided for in this Code.
- C. *Technical assistance.* To determine compliance with this code, the Building Official is authorized to require the owner, the owner's authorized agent or the person in possession or control of the Building or premises to provide a technical opinion and report.
1. *Costs.* A technical opinion and report shall be provided without charge to the City of Lakewood.
 2. *Preparer qualifications.* The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
 3. *Content.* The technical opinion and report shall analyze the properties of the design, operation or use of the Building or premises, the facilities and appurtenances situated thereon, and fuel management to identify and propose necessary recommendations.
 4. *Tests.* Where there is insufficient evidence of compliance with the provisions of this Code, the Building Official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this Code or by other recognized test standards. In the absence of recognized test standards, the Building Official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the Building Official.
- D. *Alternative materials, design and methods.* The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative is not specifically prohibited by this Code and has been Approved.

1. *Approval authority.* An alternative material, design or method shall be Approved where the Building Official finds that the proposed alternative is satisfactory and complies with the following, as applicable:
 - a. *Application and disposition.* A request to use an alternative material, design or method of construction shall be submitted in writing to the Building Official for approval. Where the alternative material, design or method of construction is not Approved, the Building Official shall respond in writing, stating the reasons the alternative was not Approved.
 - b. *Compliance with code intent.* An alternative material, design or method of construction shall comply with the intent of the provisions of this Code.
 - c. *Equivalency criteria.* An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this Code with respect to all of the following, as applicable:
 - I. Quality.
 - II. Strength.
 - III. Effectiveness.
 - IV. Durability.
 - V. Safety, other than fire safety.
 - VI. Fire Safety.
 - d. *Tests.* Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the Building Official.
 - I. *Fire tests.* Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the Building Official.
 - e. *Reports.* Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this Code, shall comply with the following:
 - I. *Evaluation reports.* Evaluation reports shall be issued by an Approved agency and use of the evaluation report shall require approval by the Building Official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the Building Official's recognition of the Approved agency. Criteria used

for the evaluation shall be identified within the report and, where required, provided to the Building Official.

- II. *Other reports.* Reports not complying with Section 14.31.050(D)(1)(e)(I) shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with Code intent and justify Code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the Building Official. The Building Official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.
 - f. *Peer review.* The Building Official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is Approved by the Building Official.
- E. *Modifications.* Where there are practical difficulties involved in carrying out the provisions of this Code, the Building Official shall have the authority to grant modifications for individual cases, provided that the Building Official shall first find that one or more special individual reasons make the strict letter of this Code impractical, that the modification is in conformance with the intent and purpose of this Code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the City of Lakewood.
- F. *Applications and permits.* The Building Official is authorized to receive applications, review construction documents and issue permits for construction regulated by this Code, and inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Code.
- G. *Right of entry.* Where it is necessary to make an inspection to enforce the provisions of this Code, or where the Building Official has reasonable cause to believe that there exists in a Structure or on any premises, a condition that is contrary to or in violation of this Code that makes the Structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the Structure or premises at all reasonable times to inspect or to perform the duties imposed by this Code. If such Structure or premises is occupied, the Building Official shall present proper credentials to the occupant and request entry. If such Structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner, the owner's authorized agent or other person having charge or control of the Structure or

premises and request entry. If such entry is refused, then the Building Official shall have recourse to every remedy provided by law to secure entry.

1. *Warrant.* Where the Building Official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the Structure or premises shall not fail or neglect, after a proper request is made as herein provided, to permit entry therein by the Building Official for the purposes of inspection and examination pursuant to this Code.
- H. *Identification.* The Building Official shall carry proper identification when inspecting Structures or premises in the performance of duties under this Code.
- I. *Notices and orders.* The Building Official shall issue all necessary notices or orders to ensure compliance with this Code. Notices of violations shall be in accordance with the violation procedures related to the adopted Lakewood Building Code.
- J. *Official records.* Official records shall be maintained in accordance with the Colorado Open Records Act and City of Lakewood record retention policies.
- K. *Approved materials and equipment.* Materials, equipment and devices Approved by the Building Official shall be constructed and installed in accordance with such approval.
 1. *Materials and equipment reuse.* Materials, equipment and devices shall not be reused unless such elements are in good working order and Approved.

14.31.060 - Permits.

- A. *General.* Within the Wildland-Urban Interface Class 1 and Class 2 Areas, Structure hardening and site and area regulations will be regulated as part of and through the permit process specified in the adopted Lakewood Building Code, and any rules and regulations adopted thereunder.
 1. The Building Official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the Building Official.
- B. *Permit application.* In obtaining permits, every such application shall:
 1. Identify the Wildland-Urban Interface Class;
 2. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made;
 3. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed Building, Structure, work, activity, operation, practice or function;
 4. Indicate the use or occupancy for which the proposed work is intended;

5. Be accompanied by plans, diagrams, computation and specifications and other data as required to determine compliance with this Code; and
 6. Give such other data and information as required by the Building Official.
- C. *Preliminary inspection.* Before a permit is issued, the Building Official is authorized to inspect and approve the systems, equipment, Buildings, Structures, devices, premises and spaces or areas to be used.
- D. *Refusal to issue a permit.* Where the application or construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefor.
- E. *Validity of permit.* The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code or of any other ordinance, provision, rule, regulation, or other authority of the City of Lakewood. Permits presuming to give authority to violate the provisions of this Code or other authority of the City of Lakewood shall not be valid.
- F. *Revocation of permits.* The Building Official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of the provisions of this Code or other authority of the City of Lakewood.

14.31.070 - Fees.

Payment of fees. The City Council shall by resolution establish or modify fees as necessary for any appeal, process, procedure, or other action relating to this Code. Upon application to the City Manager, the City Manager may waive or reduce said fees if such action will further the economic goals of the City of Lakewood as set forth in Section 3.26.010 of the Lakewood Municipal Code. Said finding shall be in writing.

14.31.080 - Inspections.

General. Inspections shall generally be conducted as specified in the adopted Lakewood Building Code and any regulations adopted thereunder.

14.31.090 - Enforcement.

General. Enforcement of this Code shall be in accordance with the adopted Lakewood Building Code and any regulations adopted thereunder.

14.31.100 - Appeals.

General. The Board of Appeals has authority to hear and decide appeals or orders, requirements or decisions of the Building Official relating to the application and

interpretation of this Code or arising out of the permitting process. Such appeals shall be made in conformance with Chapter 14.12 of the Lakewood Municipal Code.

14.31.110 – Wildfire Hazard Identification-General.

- A. *Scope.* The provisions of this Section, Section 14.31.120, and Section 14.13.130 establish the applicable map and classifications for this Code.
- B. *Declaration.* The City of Lakewood Wildland-Urban Interface map identifying the areas subject to the provisions of this Code has been adopted as the Wildland-Urban Interface Overlay District in conjunction with this Code.

14.31.120 – Mapping and Applicability.

- A. *Applicability of Code Provisions.* The requirements of this Code shall apply to all parcels located within designated Wildland-Urban Interface and Wildland-Urban Intermix areas derived from corresponding Fire Intensity Classifications and ember exposure areas as identified on the City of Lakewood Wildland-Urban Interface Overlay District map. The level of structure hardening, Defensible Space, and other mitigation measures required shall correspond to the applicable Wildland-Urban Interface classification, Class 1 Intermix or Class 2 Interface.
 - 1. Structures and parcels identified with low Fire Intensity Classification and are therefore located in the Interface Perimeter and Interface Interior zones shall be constructed and maintained in accordance with provisions for Class 1 Interface Structure hardening and site and area requirements.
 - 2. Structures and parcels identified with moderate to high Fire Intensity Classifications and therefore are in the Intermix zone shall be constructed and maintained in accordance with the provisions for Class 2 Intermix Structure hardening and site and area requirements.

14.31.130 – Mapping Amendment Process.

- A. Property owners, or their representatives, who disagree with the Wildland-Urban Interface mapped areas, can submit a formal application for a map amendment to the Building Official. Application forms shall be provided by the Public Works Department. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.
- B. Property owners shall be given a reasonable opportunity to present their case to the Building Official and shall submit evidence of the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography

and slope, local weather patterns, and fire behavior modeling data and risk assessment. Technical documentation shall be submitted in support of such a request by a qualified Wildfire Mitigation Specialist, and the supporting documentation shall comply with Sections 14.31.050(B)-(E), as applicable.

- C. The Building Official must make a finding that any deviations approved under this Section do not present a significant hazard to public health, safety, or to property at the specific contested location in the Wildland-Urban Interface mapped areas. The Building Official's review shall be based on a review of the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography and slope, local weather patterns, and fire behavior modeling data and risk assessment.
- D. *Exception.* The Building Official shall not allow deviations from the boundary lines as mapped by the Colorado Division of Fire Prevention and Control and the Colorado State Forestry Service unless the vegetative fuels on the parcel and within 300 feet of the parcel boundary, historical wildfire occurrence, topography and slope, local weather patterns, and fire behavior modeling data and risk assessment, and other related technical evidence clearly and conclusively establish that the mapped location of the boundary line is incorrect or that the hazard conditions as determined by the Colorado Division of Fire Prevention and Control and the Colorado State Forest Service are in error.

14.31.140 – Structure Hardening-General.

Scope. Exterior design and construction of Buildings and Structures within the Wildland-Urban Interface areas of the City of Lakewood shall be constructed in accordance with Sections 14.31.150 and 14.31.160.

14.31.150 – Class 1 Interface Structure Hardening.

- A. *General.* Class 1 structure hardening shall be in accordance with this Section and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the Wildland-Urban Interface Class 1.
- B. *Roofing.* Roofs shall have a Roof Assembly classified as Class A when tested in accordance with ASTM E108 or UL790.
 - 1. *Flame and ember protection of roofs.* For roof assemblies where the Roof Covering profile creates a space between the Roof Covering and Roof Deck, the space shall resist the entry of flames and embers by one or more of the following methods:
 - a. Fire stopping, with Noncombustible material, of the space between the Roof Covering and the Roof Deck.

- b. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible Roof Deck.
 - c. Installation of a listed Class A classified Roof Assembly.
- 2. *Open valley flashings.* Open valley flashing shall not be less than 0.019 inch (No. 26 galvanized sheet gauge) corrosion resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.
- C. *Gutters and downspouts.* Gutters and downspouts shall be constructed of Noncombustible material.
- D. *Ventilation Openings.* Ventilation openings for enclosed attics, enclosed rafter spaces, and under floor spaces shall be in accordance with the following:
 - 1. *Performance requirements.* Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all of the following requirements:
 - a. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
 - b. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
 - c. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).
 - 2. *Prescriptive requirements.* Ventilation openings for enclosed attics, enclosed rafter spaces, and under floor spaces shall be covered with Noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch.
- E. *Exterior walls.* Exterior walls shall be limited to the following:
 - 1. Vinyl siding as part of or applied to exterior wall assemblies with a 1-hour fire-resistance rating, rated for exposure on the exterior side.
 - 2. Vinyl siding over noncombustible sheathing.
 - 3. A wall covered with Noncombustible siding.
 - 4. A wall covered with Fire-Retardant-Treated Wood siding.
 - 5. A wall covered with siding made of Ignition-Resistant Building Materials.
 - 6. Mass Timber or Log Wall Construction.

Such materials shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing. Exterior wall coverings shall be labeled for exterior use.

Exceptions:

1. Exterior wall Embellishments and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of exterior walls.
 2. Roof or wall top cornice projections and similar assemblies.
 3. Solid wood rafter tails and solid wood blocking installed between rafters having a minimum dimension of 2 inches nominal.
- F. *Flashing*. A minimum of 6 inches of metal flashing or Noncombustible material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with Noncombustible material or Ignition-Resistant Building Materials while still permitting drainage and moisture control from behind exterior cladding.

- G. *Exterior glazing*. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, Multilayered Glazed Panels, glass block or have a fire protection rating of not less than 20 minutes.
- H. *Underfloor enclosure*. Buildings or Structures shall have underfloor areas enclosed to the ground with exterior walls in accordance with Section 14.31.150(E).

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 one hour Fire-Resistance-Rated Construction or Mass Timber Construction or Fire-Retardant-Treated Wood.

- I. *Decks, appendages, and projections*. Decks and other unenclosed Accessory structures attached to Buildings shall be constructed of materials as follows:
1. *Deck surface*. Noncombustible material, Approved composite lumber with an ASTM E84 Flame Spread Index no greater than 75, Ignition-Resistant Building Materials or any Approved Class A Roof Assembly.
 2. *Deck framing*. Deck framing shall be constructed of one of the following:
 - a. One-hour Fire-Resistance-Rated Construction.
 - b. Mass Timber Construction.
 - c. Approved Noncombustible materials.
 - d. Fire-Retardant-Treated Wood.
 - e. Ignition-Resistant Building Materials.
 - f. Wood with a minimum nominal thickness of at least two inches for joists and four inches for beams and columns or posts. Multi-ply beams and posts with an equivalent nominal four-inch thickness are allowed.

- J. *Vehicle access through door perimeter gap.* Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jam of doors from exceeding 1/8 inch.
1. Gaps between doors and door openings shall be controlled by one of the following methods:
 - a. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).
 - b. Door overlaps onto jams and headers.
 - c. Garage door jams and headers covered with metal flashing.

14.31.160 – Class 2 Intermix Structure Hardening.

- A. *General.* Class 2 Structure hardening shall be in accordance with this Section as well as the provisions of Class 1 Structure hardening in Section 14.31.150.
- B. *Protection of eaves and soffits.* Eaves and soffits shall be protected on the exposed underside by one of the following:
1. Noncombustible material.
 2. Ignition-Resistant Building Materials.
 3. Materials Approved for not less than 1-hour Fire-Resistance-Rated Construction.
 4. 5/8 inch type X drywall.
 5. 2-inch nominal dimensional lumber.
 6. Fire-Retardant-Treated Wood.
- C. Fascia, where provided and exposed, shall be protected on the backside by one of the following:
1. Noncombustible material.
 2. Ignition-Resistant Building Materials.
 3. Materials Approved for not less than 1-hour Fire-Resistance-Rated Construction.
 4. 5/8 inch type X drywall.

5. 2-inch nominal dimensional lumber.
 6. Fire-Retardant-Treated Wood.
- D. *Exterior Doors.* Exterior door shall be Approved Noncombustible construction, solid core wood not less than 1 3/4 inch thick or have a fire protection rating of not less than twenty (20) minutes. Windows within doors and glazed doors shall be in accordance with Section 14.31.150(G).
1. *Exception.* Vehicle access doors.

14.31.170 – Site and Area Requirements - General.

- A. *Scope.* The provisions of Sections 14.31.170 through 14.31.190 shall apply to parcels subject to this Code.
1. *Exceptions:*
 - a. For Site and Area Requirements, only Structure Ignition Zone 1 standards apply to the reconstruction, replacement, alteration, or repair of the exterior walls of an existing Building.
 - b. The reconstruction, replacement, alteration, or repair of the existing exterior Roof Covering of an existing Building.
- B. *Reference.* As needed, the Wildfire Mitigation Specialist shall refer to the most recent version of the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service. Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this Code, as applicable, shall take precedence over the provisions in the referenced standard.

14.31.180 – Class 1 Interface Requirements.

- A. *Structure Ignition Zone 1 (0-5 feet): Immediate Zone.*
1. *Objective.* This zone is designated to reduce or eliminate ember ignition and direct flame contact with the Structure, decks, stairs, and attachments.
 2. *Materials.* Use Noncombustible, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.
 3. *Plantings.* Remove all plantings including shrubs, slash, combustible mulch and other woody debris.
 4. *Trees.* All following fuel modifications are required for trees:
 - a. There shall be no planting of new trees in the Immediate Zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.
 - b. Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.

- c. Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
5. *Storage of combustibles.* There shall be no storage of firewood or other combustible materials in this area or areas under decks.
- B. *Structure Ignition Zone 2 (5-30 feet): Intermediate Zone.*
 1. *Objective.* This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to Structures.
 2. *Dead materials.* Within the Fuel Modification area, hazardous dead plant material must be removed from live vegetation.
 3. *Fuels accumulation.* There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches. Firewood piles must be kept at least 30 feet away from habitable Structures unless stored in a Noncombustible container or Structure comprised of Ignition Resistant Building Materials or Noncombustible materials.
 4. *Trees.* Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.

5. *Shrubs.* Shrub groups within this zone shall be spaced to prevent Structure ignition. Shrubs shall not be planted under trees within the tree drip line.
6. *Prohibited plants.* *Juniperus* spp. (Juniper species), *Thuja occidentalis* (American arborvitae), *Thuja orientalis* (Oriental Arborvitae), *Quercus gambelii* (Gambel oak) are prohibited.
7. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.
- C. *Retaining walls.* The exposed exterior of retaining walls shall be constructed with either Noncombustible or Ignition-Resistant Building Materials when any of the following conditions exist:
 1. The retaining wall is within 8 feet of a Structure regulated by this code or up to the property line when the property line is less than 8 feet away from the Structure.
 2. The retaining wall is integral to the support of a Structure regulated by this Code.
 3. The retaining wall is integral to the egress from a Structure regulated by this Code to a public way, easement, or private road.

- D. *Fencing*. Fencing within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure shall be constructed with Noncombustible or Ignition-Resistant Building Materials.
- E. *Site signage*.
- a. *Marking of roads*. Approved signs or other Approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.
 - b. *Marking of fire protection equipment*. Fire protection equipment and fire hydrants shall be clearly identified in a manner Approved by the Building Official to prevent obstruction.
 - c. *Address markers*. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner Approved by the Building Official.

14.31.190 – Class 2 Intermix Requirements.

- A. *Structure Ignition Zone 1 (0-5 feet): Immediate Zone*.
1. *Objective*. This zone is designated to reduce or eliminate ember ignition and direct flame contact with the Structure, decks, stairs, and attachments.
 2. *Materials*. Use Noncombustible, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth, or stone/concrete pavers.
 3. *Plantings*. Remove all plantings including shrubs, slash, combustible mulch and other woody debris.
 4. *Trees*. All following fuel modifications are required for trees:
 - a. There shall be no planting of new trees in the Immediate Zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.
 - b. Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.
 - c. Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
 5. *Storage of combustibles*. There shall be no storage of firewood or other combustible materials in this area or areas under decks.
- B. *Structure Ignition Zone 2 (5-30 feet): Intermediate Zone*.
1. *Objective*. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to Structures.

2. *Dead materials.* Within the Fuel Modification area, hazardous dead material must be removed from live vegetation.
3. *Fuels accumulation.* There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches. Firewood piles must be kept at least 30 feet away from habitable Structures unless stored in a Noncombustible container or structure comprised of Ignition Resistant Building Materials or Noncombustible materials.
4. *Trees.* Tree Crowns extending to within 10 feet of the outermost point of any Structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.

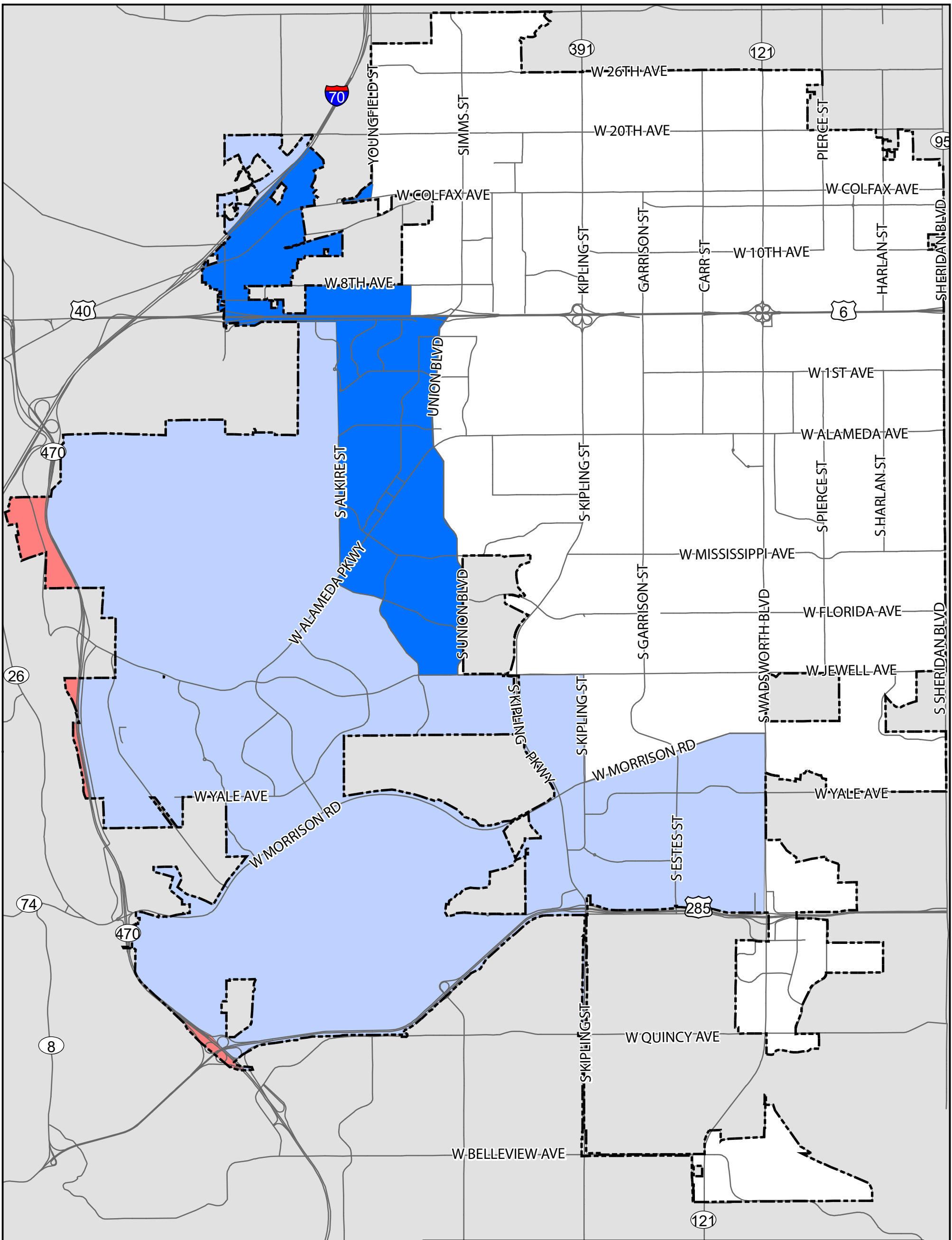
5. *Tree Spacing.* Tree Crowns within this zone shall be spaced to prevent Structure ignition and promote fuel discontinuity to limit fire spread.
 6. *Shrubs.* Shrub groups within this zone shall be spaced to prevent Structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.
 7. *Prohibited Plants.* *Juniperus* spp. (Juniper species), *Thuja occidentalis* (American arborvitae), *Thuja orientalis* (Oriental Arborvitae), *Quercus gambelii* (Gambel oak) are prohibited.
 8. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.
- C. *Retaining Walls.* The exposed exterior of retaining walls shall be constructed with either Noncombustible or Ignition-Resistant Building Materials when any of the following conditions exist:
1. The retaining wall is within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure.
 2. The retaining wall is integral to the support of a Structure regulated by this Code.
 3. The retaining wall is integral to the egress from a Structure regulated by this Code to a public way, easement, or private road.
- D. *Fencing.* Fencing within 8 feet of a Structure regulated by this Code or up to the property line when the property line is less than 8 feet away from the Structure shall be constructed with Noncombustible or Ignition-Resistant Building Materials.
- E. *Site Signage.*

1. *Marking of roads.* Approved signs or other Approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.
 2. *Marking of fire protection equipment.* Fire protection equipment and fire hydrants shall be clearly identified in a manner Approved by the Building Official to prevent obstruction.
 3. *Address markers.* Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner Approved by the Building Official.
- F. *Structure Ignition Zone 3 (30-100 feet): Expanded Zone.*
1. *Objective.* This zone focuses on mitigation that keeps fire on the ground.
 2. *Trees.* Prune tree branches to a height of 6 to 10 feet from the ground or a third of the total height of the tree, whichever is less.
 3. *Tree spacing.* Tree Crowns within this zone shall be spaced at a minimum of 6 to 10 feet.
 4. *Dead materials.* Within the fuel modification area, hazardous dead plant material must be removed from live vegetation.
 5. *Fuels accumulation.* There shall be no large accumulations of surface fuels such as logs, branches, slash and combustible mulch. Mulch shall not exceed a maximum depth of 4 inches.
 6. *Slope adjustment.* For tree removals on any Slopes of 20% or greater, the Wildfire Mitigation Specialist may determine additional tree spacing is necessary to reduce potential fire behavior on Slopes.

14.31.200 – Penalties for Violations

- A. Any person who violates any of the provisions of this Code or fails to comply therewith shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020 of the Lakewood Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violation(s) within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

C. The City of Lakewood may pursue any other legal remedies to enforce this Code.



**City of Lakewood
Wildland Urban Interface (WUI) Boundary**



Document: City of Lakewood (Jeffco based prepared by Lakewood) WUI V3 | Date: 3/4/2026

- City of Lakewood Boundary
- City of Lakewood Wildland Urban Interface Boundary**
- Class 1 Interface Interior
- Class 1 Interface Perimeter
- Class 2 Intermix

Source:
Jefferson County Community Wildfire Protection Plan, 2024
<https://togetherjeffco.com/cwpp>

