



Planning & Development Services

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Summary of WUI Fire Code Standards

1. The WUI Fire Code is enacted as Chapter 7 in the Fire Prevention Code.
2. Wildland-Urban Interface Areas are mapped and defined as the areas where the new WUI Fire Code standards are to be applied and enforced.
3. The Fire Chief or his designee is the Code Official who administers the code, though conditions of approval, site plan review and building plan check review may also occur cooperatively with the PDS department.
4. Violations of the code may result in both criminal and civil penalties.
5. Appeals go first to the Fire Code Board of Appeals and then to the City Council if necessary.
6. Exceptions to the code requirements are granted to detached accessory structures less than 200 square feet in size and (except for the roofing provisions) to all structures in Area B (valley/desert) that do not lie on the outer perimeter of development.
7. All roofs in both Areas A and B must be Class A non-combustible and be firestopped at the end eaves.
8. Existing roofs must be replaced to meet class A standards when 50% or more is to be repaired. This is the same as the current fire prevention code which was put into place after the Foothills Fire in the 1990's.
9. Siding materials must have ignition-resistant construction and the 50% replacement rule is in effect.
10. Eaves, soffits and facias must be protected on the exposed sides with 1-hour construction.
11. Exterior walls must meet one of several options for fire resistant construction.
12. Unenclosed underfloors and the underside of decks and projections must be 1-hour construction.
13. Exterior doors and windows must meet fire resistant standards.
14. Vents must be screened and/or located to exclude embers.
15. Emergency or secondary access must be provided if the development location does not meet adopted fire response standards.

16. Defensible space with a minimum dimension of 30-feet is required around any structure that abuts undeveloped land. The first preference for meeting this requirement is that the defensible space be in a common lot or roadway around the affected perimeter of the development. If that is not practical, then the defensible space may be provided within a private yard area. This code section requires a landscape plan and describes the type of landscaping that must be provided within a defensible space area and requires that maintenance responsibilities for the area be assigned within the CC&Rs for the development. Plant materials lists are further available as handouts to developers.
17. In Area B (valley/desert) if a development is to be phased and it is clear that the current outer edge will eventually become an internal part of the larger project, provision is made to allow an alternative 100-foot defensible space area to substitute for the non-roofing related building construction standards of this code.
18. A Fire Safety Plan for all developments of five units or more in Area A and all perimeter developments of five units or more in Area B must be prepared and submitted prior to preliminary plat approval. The Code Official must approve and retain this plan.