

PLANNING AND COMMUNITY DEVELOPMENT

May 21, 2026

Re: State of Colorado Wildfire Resiliency Code

Dear Property Owner/Resident,

This letter is to notify you of new requirements, effective July 1, 2026, relating to construction in a wildland urban interface (WUI) area. The WUI is the geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels. Your property is located in a low, moderate, or high fire intensity level and the new requirements apply to you.

On May 12, 2023, State Senate Bill 23-166 (SB23-166) was approved to establish a Wildfire Resiliency Code Board to establish rules and standards relating to hardening of structures and site area requirements for development located in the WUI in Colorado. On July 1, 2025, the Colorado Wildfire Resiliency Code (WRC) was established and applies to construction, repair, maintenance, etc. of any building and structure within the WUI. Per SB23-166, a governing body such as a city/town, board of county commissioners, or fire protection district, is required to adopt and enforce a code that meets or exceeds the minimum standards of the WRC. The Board of County Commissioners is responsible for adopting and enforcing the codes and standards of the WRC for areas of unincorporated El Paso County that are not within the boundaries of a Fire Protection District. **Adoption of the minimum codes and standards of the WRC as Appendix E to the El Paso County Land Development Code is scheduled for the 9:00 a.m., June 23, 2026, the Board of County Commissioners hearing.**

Your property was identified as being located in the WUI through the State's 2025 Colorado Wildfire Resiliency Code Map. This map is used to determine the fire intensity classification for a given location. The fire intensity classifications consist of low, moderate, and high. This map is online at: experience.arcgis.com/experience/34c113129c044004bc672ca5493378de/page/Page.

- Low intensity areas (Yellow areas on the map) must meet Class I requirements of Appendix E.
- Moderate and high intensity areas (Orange and Red areas on the map) must meet Class I and Class II requirements of Appendix E.

No changes are required for buildings and structures legally in existence prior to July 1, 2026. Any changes to existing buildings and structures, such as exterior remodels, and any new construction for homes, accessory structures, fencing, etc. must comply with the standards and requirements of Appendix E. The Planning and Community Development Department will require an affidavit acknowledging the requirements and responsibility to comply with Appendix E prior to approving a building permit or other zoning approval.

A copy of a PCD Quick Tip Guide is enclosed to provide additional information. Appendix E is viewable on our website under "Trending Now" at planning.development.elpasoco.com. Please note that Appendix E is a draft and not final until approved by the Board of County Commissioners.

For questions regarding the June 23, 2026, Board of County Commissioners hearing or for any other questions on Appendix E, please contact me at 719-520-6304 or mindyschulz@elpasoco.com.

Thank you,



Mindy Schulz
Deputy Executive Director
Planning and Community Development

Enclosed:

- PCD Quick Tips Guide