



Common Disapprovals to Wildland Urban Interface Reviews

Common disapproval items	Why CSFD needs to know, and where to find more information
Missing Fire flow report	We need to know there is enough water supply to provide for the external fire protection of any new building. You can obtain a theoretical fire flow report from Colorado Springs Utilities online: https://www.csu.org/Pages/construction-drawing-review.aspx Reference Section 507 of 2015 International Fire Code (IFC).
Use of a wood product where prohibited	Wood product is only permitted for faux rafter tails, fascia, decorative shutters and or beams. These items must be sealed (staining it isn't enough) to prevent cracking and splitting. Wood cannot be used for decks, deck stairs, eaves, siding or roofing. You can download CSFD's Ignition Resistant Construction Design Manual from our website. It is full of information, photos of examples as well as references of acceptable materials and firewise plants. https://coloradosprings.gov/sites/default/files/2020_ignition_resistant_design_manual_march_2020.pdf Reference Appendix K of the 2015 IFC for acceptable materials.
Not providing any materials information or only generic information	We don't know what you are using unless you tell us. We would much rather ensure the plans specify products that meet the codes rather than wait until inspection, when it becomes very expensive to correct. Simply saying you are using ignition resistant materials or just giving a manufacturer name doesn't provide enough information for us to determine the intent of compliance. For example, James Hardie manufactures both fiber cement boards, and hardboard. If we are only given a manufacturer name, we don't know which product you are using. Also, simply stating the use of ignition resistant materials often results in the use of a materials that actually isn't ignition resistant. If you have questions on a specific product, ask us! We are happy to help you research it. Reference Appendix K of 2015 IFC.
Exterior Ceilings (covered porches, patios, decks) and underside of a raised deck	We need to know what you are using for these areas. What we are trying to prevent is areas for embers to gather and be held on a horizontal surface. We are also looking for product that will resist wind uplift during a wildland-urban event. Reference Appendix K of 2015 IFC.

Frequently Asked Questions:

1. **Does my lot require fire sprinklers or fire alarms?** First you need to know the zoning of your lot. Is it zoned Hillside? If so, then you need to refer to the development plan for that lot or subdivision. The general notes will specify if there are any fire protection system requirements. Your City Planner can assist you with this. There are no fire protection system requirements outside the Hillside overlay. CSFD reserves the right to mandate a fire protection system based on the unique hazards and conditions a particular lot may present.
2. **Why was my neighbor allowed to have a wood deck?** Most likely the home was built prior to the regulations being put in place. This is considered existing/non-conforming. Hardened structure requirements only apply to those homes built after the adoption of ordinance 12-111 in 2013.
3. **How do I know if my lot is within the Hillside Overlay or the Wildland Urban Interface?** Use the SpringsView interactive GIS map. From here you can type in your address, use the layers list to see where your lot lies in relation to both the Hillside Overlay zone and the Wildland Urban Interface. Use the sliders to reduce the intensity of the layer.
<https://gis.coloradosprings.gov/Html5Viewer/?viewer=springsview>

