



WUI REQUIREMENTS

All documents must be submitted in .pdf format online through the [E-Permit Center](#)

The following checklist has been compiled to assist in expediting the WUI plan review and permit issuance process. Please review this checklist to verify all the required documentation included in your submittal. Failure to provide the required documentation in accordance with the *naming conventions* (*italicized* below) may result in delaying the review process prior to issuing a permit. All documents listed below are required. Incomplete submittals will not be accepted.

Important Start Here!

COLORADO WILDLAND URBAN INTERFACE (Adams County Ordinance 14)

All new construction within unincorporated Adams County must comply with the newly adopted Wildland Urban Interface (WUI).

The following steps must be followed for all new construction:

Visit Colorado Wildfire Resiliency Code Map to determine the class of hazard assigned to your property (Class 1 or class 2). **Note: If your parcel does not fall within a WUI zone, the WRC code does not apply. Please identify this information on plans.**

Note: Please see adopted WUI Code for full list of requirements, see links below.

[2025 Colorado Wildfire Resiliency Code Map](#)

[Adams County Wildfire Intensity Classification Map](#)

*If in the WUI, the following information must be provided: Structure Hardening Class 1 or Class 2, Defensible Space/Landscape Plan

The WUI code applies to:

1. New construction of residential and commercial structures and defensible space around them
2. Significant repairs/alterations
3. Over 500 sq. ft. increased footprint of a structure
4. Over 25% of an exterior of a structure affected

WUI code does not apply to:

- Interior alterations of any existing structure
- 35+ acre parcels with only one residential structure
- Exterior painting, staining and similar routine maintenance work
- There are two types of WUI designations in unincorporated Adams County: **Class 1 (yellow/low intensity)** and **Class 2 (orange/moderate intensity)**. Parcels that fall within either of these designations will be required to follow the structure hardening and landscaping requirements outlined below. These requirements can also be found in the WUI Code itself. All materials used must be both WUI and Town compliant.
- Additionally, there are parcels that may fall under both Class 1 and Class 2 designations. In these situations, the higher requirements take precedence, so the parcels must follow Class 2 requirements.

Class 1: Structure Hardening:

Class 1 structure hardening shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a low fire hazard severity.

- **Roofing:** Roofs shall have a *roof covering* or *roof assembly* classified as Class A. Additionally, 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. Please see WUI Code for more information on roofing materials.
- **Gutters and Downspouts:** Gutters and downspouts shall be constructed of *noncombustible* material.
- **Ventilation Openings:** Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with either the Performance Requirements or Prescriptive Requirements as applicable. For more information on these requirements, please see WUI Code.

Class 1: Site and Area Requirements:

Parcels within the Class 1 designation shall follow the requirements of the **Structure Ignition Zone 1 (0-5): Immediate Zone**.

- **Structure Ignition Zone 1 (0-5 feet): Immediate Zone:**
- **Materials:** Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.
- **Exception:** Ignition-resistant plantings, per an approved list by the AHJ that is not less than that by the Colorado State Forest Service, are allowed in the Immediate Zone.
- **Plantings:** Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.
- **Trees:** 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. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet. Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

Site Signage:

- **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.
- **Marking of Fire Protection Equipment:** Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.
- **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 *code official*.

Retaining Walls:

- **Retaining Walls:** Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:
 - 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.
 - The retaining wall is integral to the support of a structure regulated by this code.
 - The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

Fencing:

- **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 materials.
- **Exception:** Vinyl fencing. Vinyl fencing may be allowed.

Class 2: Structure Hardening:

Class 2 structure hardening shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the wildland-urban interface having a moderate or high fire hazard severity. Additionally, Class 1 Structure Hardening provisions shall apply in Class 2 areas.

- **Protection of Eaves:** Eaves and soffits shall be protected on the exposed underside by noncombustible material, ignition-resistant material, or by additional approved material. Please see WUI Code for more information on materials.
- **Exterior Walls:** Exterior walls of buildings or structures shall be constructed with one of the following methods:
 - Assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
 - Approved noncombustible materials.
 - Heavy timber or log wall construction.
 - Additional approved materials listed in WUI Code.
- **Exceptions:**
 - Exterior wall embellishments and architectural trim not to exceed 5 percent of the square footage of the exterior wall
 - Roof or wall top cornice projections and similar assemblies
 - Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal

Please see WUI Code for information on Exterior Wall Coverings and Flashing.

- **Enclosure:** Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance to WUI Code.
- **Decking:** Unenclosed decks shall have the deck walking surface constructed of one of the following:
 - Approved noncombustible materials
 - Class A rated material
- **Exception:** Composite decking material with a minimum Class B rating
- Fire-retardant-treated wood identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 International Building Code
- Additional approved materials listed in WUI Code

- **Appendages and Projections:** Appendages and projections shall be constructed in accordance with WUI Code.
- **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.
- **Exterior Doors:** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with WUI Code.
- **Exception:** Vehicle access doors
- **Vehicle Access 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 jamb of doors from exceeding 1/8 inch as approved by AHJ. Please see WUI Code for methods to control gaps between doors and door openings.
- **Detached Accessory Structures:** Detached accessory structures located less than 50 feet from a building containing habitable or occupiable space shall have exterior walls constructed in accordance with WUI Code. Please see WUI Code for information on Underfloor Areas.

Class 2: Site and Area Requirements:

Parcels within the Class 2 designation shall follow the requirements of the **Structure Ignition Zone 2 (5-30 feet): Intermediate Zone** and those set forth in the Class 1 Site and Area Requirements.

Structure Ignition Zone 2 (5-30 feet): Intermediate Zone:

- **Dead Materials:** Within the fuel modification area, hazardous dead plant material must be removed from live vegetation.
- **Fuels Accumulation:** Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.
- **Trees:** Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet. Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, which ever is less. Tree crowns within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.
- **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.

Note: Please see adopted WUI Code for full list of requirements, above sections may have additional information.

*This checklist is intended to serve as a general guide for the project described. Depending on the specific scope of work, project requirements, site conditions, or client specifications, additional items may be required, or some listed items may not apply

FEES REQUIRED AT TIME OF SUBMITTAL

- ☐ **Plan Review fee based on 65% of listed valuation at time of submittal by applicant.** ([fee schedule](#))

Note: During review of the plans, the valuation will be verified according to the Building Safety Journal Data (Aug. 2014) price per square foot and may be adjusted resulting in adjustment of the plan review fee and additional charge for the difference or a credit towards total permit fees.

- ☐ Development Review fees upon each submittal: Commercial **\$130.00**; Residential **\$40**.

- ☐ **Traffic Impact Fees** ([fee schedule](#))

Traffic Impact Fees based on use and square footage of building. The TIF will be calculated during the review of the plans. For questions regarding calculating this fee or an estimate prior to submitting, please contact **720.523.6800**. The TIF will be required to be paid prior to issuance of the building permit.

CONTRACTOR'S LICENSING

A General Contractor and Subcontractor(s) must be identified prior to issuance of permits. If the contractors are not registered, they must do so on the [E-Permit Center](#). Please see below for our requirements. Once the contractor is approved, Adams County requires the General Contractor to notify One-Stop at epermitcenter@adcogov.org. Any transfers will require written documentation between the new and old General Contractor and approval from the Adams County Building Safety Division

- **Class A:** Erect, add to, alter, or repair any building or structure, in all occupancy groups.
- **Class B:** Erect, add to, alter, or repair any building or structure not over two (2) stories in height, in group B, F, M, S, R, and U occupancies.
- **Class C:** Erect, add to, alter, or repair any building or structure of a non-structural nature, in group M and R occupancies
- **Class D:** Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, and heating.

Adams County Building Safety requires the following documents to be successfully registered:

- Driver's License of Authorized Person(s)
- General Liability Insurance - [Requirements](#)
- Contractor license from any Colorado municipality OR ICC Certification
- Colorado State Contractor/Colorado Master License (Electrical and Plumbing Contractors ONLY)

APPLICATION REVIEW TIMELINE

- Initial review timeframe from application acceptance¹ = **15 business days**
- Second review and onwards = **10 business days ADDITIONAL REVIEW TIMELINE** (revisions after permit issuance)²
- Initial review timeframe from application acceptance = **15 business days**
- Second review and onwards = **10 business days**
- Plans will be charged a **\$100.00/hour** additional plan review fee

¹ Application acceptance means it has been processed through One-Stop and is not from receipt of plan check fee(s).

² **An Additional Plan Review must be requested through One-Stop to start a new workflow. 720.523.6800; epermitcenter@adamscountyco.gov**

INSPECTIONS

Once a permit has been issued, it is the responsibility of the applicant to schedule inspections. Please view our [Building Inspection Procedures](#) Inspections must be scheduled **48 hours in advance** online through the E-Permit Center or through the IVR phone system **720.523.6320**