

New Home Pre-Construction Checklist

Use this checklist before materials are ordered and throughout construction. Confirm questionable materials or assemblies with BFFRPD before installation.

PROJECT ADDRESS

PPRBD PERMIT / PLAN #

CONTRACTOR / BUILDER

CONTACT PHONE / EMAIL

CWRC CLASSIFICATION

☐ Class 2 confirmed ☐ Classification / details pending

1. BEFORE MATERIALS ARE ORDERED

- ☐ Verify the applicable CWRC fire intensity / construction class for the property.
- ☐ Confirm the approved plans identify CWRC construction requirements and match the intended exterior materials.
- ☐ Keep manufacturer product data, listings, and test documentation for exterior materials available for review.
- ☐ Obtain approval before installing any exterior material or assembly that is not clearly shown as compliant on the approved plans.
Do not rely only on a product being advertised as fire-resistant or wildfire-rated.

2. ROOFING, VALLEYS, GUTTERS & VENTS

- ☐ Install a Class A roof covering / roof assembly.
- ☐ Protect roof covering profiles that create openings or voids where flame or embers could enter.
- ☐ Install compliant corrosion-resistant metal flashing and required underlayment at roof valleys.
- ☐ Use noncombustible gutters and downspouts.
- ☐ Use compliant ember-resistant attic, rafter, crawlspace, and underfloor vents.
Approved vents or corrosion-resistant mesh must meet the applicable opening-size and testing requirements.

Exterior Construction Checklist

Complete these items during framing, exterior finish, deck, door, and window installation. Keep product documentation on site when requested.

3. EAVES, SOFFITS, FASCIA & EXTERIOR WALLS

- ☐ Protect exposed eaves and soffits with an approved Class 2 assembly.
- ☐ Protect fascia with compliant materials or an approved backside-protection method.
- ☐ Construct exterior walls and wall coverings using a compliant Class 2 assembly.
- ☐ Install noncombustible flashing or other approved protection at ground, deck, and roof intersections as required.
- ☐ Protect combustible sheathing exposed near the base of exterior walls, posts, or columns while maintaining drainage and moisture control.
- ☐ Enclose or protect underfloor areas to the applicable exterior-wall standard.

4. DECKS, STAIRS, PROJECTIONS & ACCESSORY STRUCTURES

- ☐ Use compliant materials for unenclosed deck walking surfaces.
Examples may include approved noncombustible, ignition-resistant, fire-retardant-treated, or qualifying composite products.
- ☐ Construct balconies, landings, exterior stairs, and similar projections to the applicable CWRC requirements.
- ☐ Review detached accessory structures located near the residence for applicable CWRC exterior construction requirements.

5. WINDOWS, EXTERIOR DOORS & GARAGE DOORS

- ☐ Use compliant exterior glazing for windows, window walls, glazed doors, door glazing, and skylights.
- ☐ Install compliant exterior doors and door glazing.
- ☐ Seal garage / vehicle access doors to reduce ember intrusion at the head, sill, and jambs.

6. FENCES, RETAINING WALLS & EXTERIOR ATTACHMENTS

- ☐ Use an approved noncombustible or ignition-resistant fence solution where fencing is located close to the regulated structure.
- ☐ Use compliant noncombustible or ignition-resistant materials for retaining walls when required by location or function.
- ☐ Confirm exterior attachments do not create an untreated combustible path directly to the structure.

Defensible Space Checklist

Defensible-space work must be complete before final CWRC inspection. Keep vegetation and combustible storage from creating a continuous fuel path to the home.

7. IMMEDIATE ZONE - 0 TO 5 FEET

- ☐ Use noncombustible ground cover around the structure and attached decks / stairs.
Typical examples include rock, gravel, concrete, pavers, or another approved noncombustible surface.
- ☐ Remove combustible mulch, woody debris, pine needles, leaves, scrap material, and other readily ignitable fuels.
- ☐ Do not install new trees within the Immediate Zone.
- ☐ Limit vegetation near the structure to appropriate, well-maintained plants and maintain required separation.
- ☐ Prune and maintain existing trees so branches and crowns do not create an ignition path to the structure.

8. INTERMEDIATE ZONE - 5 TO 30 FEET

- ☐ Remove dead vegetation and significant accumulations of surface fuels.
- ☐ Space tree crowns and vegetation groups to interrupt horizontal and vertical fuel continuity.
- ☐ Maintain required separation between shrubs, trees, and the structure.
- ☐ Remove ladder fuels that could carry fire from grasses / shrubs into tree crowns.

9. EXPANDED ZONE - 30 TO 100 FEET

- ☐ Maintain tree crown spacing appropriate to the applicable CWRC requirements and site conditions.
- ☐ Reduce surface fuels and vegetation arrangements that could carry fire toward the home.
- ☐ Remove dead / down woody material and maintain the site so accumulated fuels do not create a continuous fire path.

CONTRACTOR NOTE

Landscaping and defensible-space conditions are part of final compliance. Do not wait until the day of inspection to complete this work.

Final Inspection Readiness

Before requesting the BFFRPD CWRC inspection, verify that construction, documentation, and defensible-space work are complete.

10. BEFORE SCHEDULING FINAL INSPECTION

- ☐ All exterior products and assemblies match the approved plans and submitted product documentation.
- ☐ Manufacturer labels, listings, test reports, and product data are available when requested.
- ☐ Roof, vents, eaves, soffits, fascia, siding, flashing, decks, doors, windows, garage doors, and exterior attachments are complete.
- ☐ Defensible-space work is complete, including the Immediate Zone around the structure.
- ☐ Construction debris, combustible mulch, scrap lumber, pallets, and temporary combustible storage have been removed from around the home.
- ☐ Address identification is installed and clearly visible from the access road / driveway.
- ☐ Any required corrections from prior plan review or inspection have been completed.
- ☐ Applicable BFFRPD CWRC inspection fee has been paid in full and the inspection has been scheduled.
Fees are subject to change in accordance with the District current adopted fee schedule.

SCHEDULE / QUESTIONS

Black Forest Fire Rescue Protection District

Phone: 719-495-4300 Email: fielding.lucas@bffire.org

11. CONTRACTOR NOTES / QUESTIONS

This checklist is a contractor field-use summary and does not replace the adopted Colorado Wildfire Resiliency Code, applicable local amendments, approved plans, other adopted building / fire codes, or AHJ interpretations. Where requirements differ, the adopted code and approved project documents govern.