

Colorado Wildfire Resiliency Code (CWRC)

Inspection Process for Builders and Contractors

State-Mandated CWRC Requirements. The Colorado Wildfire Resiliency Code (CWRC) establishes statewide wildfire-resilient construction and defensible-space requirements for applicable properties and projects in the Wildland-Urban Interface (WUI). These are State of Colorado requirements, not separate requirements created by BFFRPD. BFFRPD performs the required inspections as part of local enforcement to help builders understand the requirements early and to verify compliance before final approval.

New Home Construction - Two Required CWRC Inspections

For new home construction subject to the CWRC, BFFRPD performs two inspections. These inspections are required to verify compliance with the State of Colorado CWRC requirements and are scheduled at different stages of construction.

1	INITIAL INSPECTION - EDUCATION & PLANNING Performed early in the project. This inspection is intended to educate the builder or contractor on the State CWRC requirements before work is completed. BFFRPD will review the applicable wildfire classification, exterior materials, roofing, vents, decks and attachments, site conditions, and defensible-space requirements. The purpose is to identify issues early, answer questions, and reduce costly corrections later in construction.
2	FINAL INSPECTION - BEFORE CERTIFICATE OF OCCUPANCY Performed when the exterior construction and required site work are substantially complete and before Certificate of Occupancy. BFFRPD will verify that the completed home complies with the applicable State CWRC requirements. Any deficiencies must be corrected before BFFRPD can provide final CWRC approval for the Certificate of Occupancy process.

Other Projects That Trigger CWRC Review or Inspection

CWRC requirements are not limited to new homes. Other projects must be reviewed and inspected when the project scope meets an applicable CWRC trigger. BFFRPD will determine inspection requirements based on the adopted code, property location/classification, and the scope of work.

New construction: Habitable or occupiable buildings.	Roofing: Roof work affecting 25% or more of the roof covering.
Additions: Footprint increases of 500 sq. ft. or more.	Walls / siding: Exterior wall work meeting the applicable 25% threshold.
Exterior work: Exterior work or attachments affecting 25% or more.	Decks / accessories: Decks, attachments, and certain accessory structures when applicability criteria are met.

Builder / Contractor Responsibilities

- Contact BFFRPD early in the project, before finalizing exterior materials or beginning work that is subject to CWRC requirements.
- Provide plans and product documentation needed to verify compliance.
- Pay the applicable CWRC inspection fee in full and schedule each required inspection. Fees are subject to change under the District's current adopted fee schedule.
- Schedule the final inspection early enough to correct deficiencies before the requested Certificate of Occupancy date.

Important: CWRC compliance requirements originate from the State of Colorado. BFFRPD inspections are performed to verify compliance with those requirements for applicable projects.

Questions / Scheduling: BFFRPD | 719-495-4300 | Fielding.Lucas@bffire.org | www.bffire.org

This handout is intended as general guidance. Final applicability and compliance are determined by the State of Colorado CWRC requirements as adopted and enforced locally, the property classification, the project scope, and BFFRPD review.