

APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION
October 15, 2025

**EMERGENCY EXPRESS TERMS
FOR PROPOSED BUILDING STANDARDS
OF THE OFFICE OF THE STATE FIRE MARSHAL
REGARDING THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE,
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 7
(SFM EF 01-25)**

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 7, 9, 10)

- Model Code language appears upright
- Existing California amendments appear in *italic*
- Amended model code or new California amendments appear *underlined & italic*
- Repealed model code language appears ~~upright and in strikeout~~
- Repealed California amendments appear in ~~*italic and strikeout*~~
- Ellipses (...) indicate existing text remains unchanged

EMERGENCY EXPRESS TERMS

ITEM 1

**Chapter 1 Administration, Division I California Administration, Section 1.1.2
Purpose**

1.1.2 Purpose. *The purpose of this code is to establish minimum requirements to reduce the likelihood of life and property loss due to wildfire through the use of performance and prescriptive requirements for construction and development in all Fire Hazard Severity Zones in State Responsibility Areas (SRA), and Local Responsibility Areas (LRA) designated as a Very High, and High Fire Hazard Severity Zone, and increase the ability of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas (SRA), or Wildland-Urban Interface (WUI) Areas, to resist the intrusion of flames or ~~burning~~-embers projected by a ~~vegetation~~ fire and contributes to a systematic reduction in conflagration losses and reduce the likelihood of life and property loss due to a wildfire.*

ITEM 2

Chapter 1 Administration, Division II Scope and Administration, Part 1-General Provisions, Sections 101.3.1 Application and 101.3.1.1 Application date and where required

~~**101.3.1 Application.** New buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface (WUI) Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this code. This shall include all new buildings with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings.~~

Exceptions:

- ~~1. Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.~~
- ~~2. Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.~~
- ~~3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.~~
- ~~4. New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.~~
- ~~5. Additions to and remodels of buildings originally constructed prior to July 1, 2008.~~

~~**101.3.1.1 Application date and where required.** New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:~~

~~All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:~~

~~Moderate Fire Hazard Severity Zones.~~

~~High Fire Hazard Severity Zones.~~

~~Very High Fire Hazard Severity Zones.~~

~~Land designated as a Very High Fire Hazard Severity Zone by cities and other local agencies.~~

~~Land designated as a wildland-urban interface area by cities and other local agencies.~~

Exceptions:

- ~~1. New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with this code.~~
- ~~2. New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area or any wildland-urban interface area designated by cities~~

~~and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this chapter:~~

~~2.1. Section 507—Replacement or Repair of Roof Coverings.~~

~~2.2. Section 504.10—Vents~~

101.3.1 Application. New buildings and structures with residential, commercial, educational, institutional or similar occupancy type use, which shall be referred to in this code as “applicable buildings,” as well as new buildings and structures accessory to those applicable buildings, located in any of the following:

1. All lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA)
2. Lands in Local Responsibility Area (LRA) identified by the State Fire Marshal as High or Very High Fire Hazard Severity Zone.
3. Land designated as a High or Very-High Fire Hazard Severity Zone by cities and other local agencies.
4. Land designated as a Wildland-Urban Interface Area by cities and other local agencies.

Exceptions:

1. Group U occupancy accessory buildings of any size located at least 50 feet (15 240 mm) from an applicable building on the same lot.
2. Group U occupancy agricultural buildings, as defined in Section 202 of the California Building Code of any size located at least 50 feet (15 240 mm) from an applicable building.
3. Group C occupancy special buildings conforming to the limitations specified in Section 450.4.1 of the California Building Code.
4. New accessory buildings and miscellaneous structures specified in Section 504.11 shall comply only with the requirements of that section.

ITEM 3

Chapter 2 Definitions

Home-Hardening. A method of utilizing construction features, building materials, and maintenance practices intended to increase a building and structure’s resistance to ignition from fire exposure, including direct flame contact, radiant heat, and embers.

ITEM 4

Chapter 5 Special Building Construction Regulations, Section 504.3.1 Protection of open eaves

504.3.1 Protection of open eaves. *The exposed roof deck on the underside of unenclosed roof eaves shall consist of one or more of the following:*

1. ...
- ~~5. 2-inch (51 mm) nominal dimension lumber.~~
6. 5. One layer of $\frac{5}{8}$ -inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
- ~~7. 6.~~ The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

Facias, if provided, shall be ~~of~~ fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code, ignition-resistant building materials, materials approved for not less than 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

Notation:

Authority: Health and Safety Code Sections 13108.5, 17922, 18949.2, Government Code sections 51176, 51177, 51178, 51179, and 51189; Public Resources Code sections 4201 through 4204.

Reference(s): Health and Safety Code sections 13108.5, 13132.7, 17958, 17958.5, 17958.7 and 18941.5.