

Groom Creek ICC Wildland Urban Interface Building Code Overview

The **2006 ICC Wildland Urban Interface Code** (WUI Code) is to be established to ensure that new construction within the Groom Creek Fire District will be as fire-resistant as necessary to ensure safety for the entire community. A version of this code is currently established and enforced by the City of Prescott within their jurisdiction. This code will work in conjunction with existing Yavapai County Building codes (*ICC International Building Codes* and *ICC International Fire Codes*).

The objective of this Code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in the WUI Code are intended to mitigate the risk to life and structures from a wildland fire, and to prevent a wildland fire from spreading as a result of a structure fire. The codes will also help ensure that there is adequate access and water supply for fire suppression forces to adequately control an emergency.

What Does The ICC WUI Code Cover?

1. Ignition resistant building materials on new construction, additions or remodels.
2. Ignition resistant building techniques (such as covering eaves, no voids under house, etc) on new construction, additions, or remodels.
3. Driveway access for fire apparatus on new construction.
4. Vegetation plan for new structures/subdivisions that ensure defensible space requirements on new construction.
5. Water supply requirements for new construction to ensure continuous water supply during a fire.
6. Sprinkler systems will be required on new structures over 5,000 square feet.
7. Structure address marking and road marking within the District.
8. Other miscellaneous items such as outdoor fire pit/BBQ restrictions, power line safety, on-site storage, etc.

What is Affected?

1. New Subdivisions
 - Must have adequate access and water supply.
2. Individual Structures
 - New or relocated structures >120 square feet must comply with building material requirements, vegetation requirements, as well as access and water supply requirements of this code.
 - Additions or remodels to existing structures will need to apply to Chapter 5 “Special Building Construction Regulations” section within the code. This section primarily deals with ignition resistant building materials.

What is Not Affected?

1. Current structures in their current building status within the district.
2. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the structure is located more than thirty (30) feet from the nearest adjacent structure will not need a permit
3. Remodeling or additions, including but not limited to, decks of existing buildings or structures are exempt from all except for Chapter 5 requirements.

4. Any historic or cultural resources, including but not limited to, buildings, structures, landscapes, streetscape features or sites may be exempted from this code if they meet certain criteria.

Why Is This Even Necessary?

1. It all comes down to community safety. One property owner that is careless can endanger the entire community.
2. Our community is tied into the forest. As our forest is currently in an extreme long-term drought, a wildland fire can quickly and easily spread, igniting structures within the District. These new requirements can help mitigate that threat.
3. Conversely, if a fire were to start in a structure within the District, it will very easily spread, and become a wildland fire as well. Then we have two threats. The wildland fire can very easily spread the fire to neighboring structures or communities. The ICC WUI Code will help mitigate this threat.
4. Due to the pending Federal land swap, we foresee the possibility of new subdivisions being constructed on lands that are currently occupied by some summer camps. We want to ensure these developments are safely and smartly constructed in a manner that will not pose unnecessary risk to the new homeowners, or the existing residents of our district.

How Will This Be Implemented?

1. When a building permit is applied for through the Yavapai County Building Department, the Groom Creek Fire District will be notified.
2. A permit will also be applied for through Groom Creek Fire District by the party requesting to build. The permit and plans will be reviewed in accordance with the WUI Codes.
3. Upon permit approval, we will notify Yavapai County Building Department so that they may issue the building permit.
4. A District code official will apply periodic inspections during the building process to ensure the provisions of the WUI Code are met.
5. Before Yavapai County will issue a certificate of occupancy, Groom Creek Fire District will submit to the County paperwork stating that the construction is compliant with the WUI Code.
6. Note that inspection and approval by GCFD of compliance with the WUI Code, is completely separate than inspection and approval of the standard International Building Code that is enforced by the County. The building permit process with Yavapai County will not change as a result of the WUI Code.

Where Can I View The 2006 WUI Code in It's Entirety?

1. You can purchase a copy of the 2006 Wildland Urban Interface Code at www.ecodes.biz.
2. You can request that we email an electronic version (.PDF) of the code to you. Note that it is a rather large file (about 3.5MB) and will take time to download.
3. You can visit the Groom Creek Fire Station and read the printed hard copy of the code. We cannot lend out the code book – you'll have to read it at the station.

*This local amendments to the standard WUI Code, as well as the processes for implementation and inspection, are still in the planning stages. Statements above may vary slightly from the final provisions once approved by the Groom Creek Board of Directors.