



**Boulder  
County**

Boulder County  
Land Use Department  
Publications

# Wildfire Mitigation Timeline

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## Wildfire Mitigation Timeline

Many applicants ask, "When do I need to have my wildfire mitigation completed?" This publication describes what is needed and by when.

### Prior to the Issuance of a Building Permit

A **Wildfire Mitigation Plan** must be submitted to, and be approved by, the Wildfire Mitigation Specialist before a Grading and/or Building Permit is issued. The plan must include all of the information detailed in the Wildfire Mitigation Plan handout.

#### A Complete Wildfire Mitigation Plan Consists of Two Parts:

- A Site Plan** - Showing the location of structures and other improvements, such as the driveway; the extent of defensible space management zones around the structures (including mature trees to be retained for screening); the location of the fire cistern (as applicable) and any other specific natural and human created features (see *Sample Wildfire Mitigation Plan*); and
- A Written Narrative** - Describes in detail the *Site Location, Construction Design and Materials, Defensible Space and Forest Management, Driveway Access for Emergency Vehicles, Emergency Water Supply for Firefighting, and Maintenance* (see *Sample Wildfire Mitigation Plan*).

These considerations must be addressed along with all of the other considerations brought into the land use review process, such as tree preservation and revegetation. All wildfire mitigation conditions will be in addition to any applicable building code requirements.

#### An Acceptable Plan Demonstrates:

- The best possible site location has been chosen for the structure(s), which avoids dangerous topographic features and vegetation conditions.
- Appropriate construction design and materials have been selected which will minimize the potential for the structure to be ignited by a wildfire (see *Building with Ignition Resistant Materials* handout).
- Adequate defensible space exists or will be created around the structure(s).
- There is safe emergency access for residents and emergency personnel.
- Sufficient emergency water supply for defense of the structure(s) is or will be made available.

### Prior to Foundation Form Inspection

The majority of the **Defensible Space and Forest Management** must be completed. This includes:

- Removal of all marked trees in Zones 1 and 2, including ladder fuels, suppressed trees, and mature trees immediately adjacent to the building footprint. This work should be done as part of the general clearing of the building footprint, the leach field, the driveway, etc. Note: trees should be marked and/or removed by approved forest management consultants/contractors, or by the applicants/owners with guidance from the Wildfire Mitigation Specialist.
- Slash generated by the cutting operations must be removed from Zones 1 and 2 (See *Disposing of Woody Materials* handout).
- Firewood piles must be located and stacked at least 30' from the residence and the propane tank. Firewood must not be stacked against live trees.

## Prior to Foundation Form Inspection (continued)

One of the **Emergency Water Supply for Firefighting** options must have been implemented (subject to approval and verification by the local Fire Protection District and/or the Wildfire Mitigation Specialist).

- An individual cistern (of the correct size and type) must be sited and installed in an approved location. It must be fitted with the appropriate draft connection, filled with water, and tested by the fire protection district.
- A contribution for the use and/or maintenance of a community cistern must be made to the local fire protection district.
- A dry hydrant must be installed in an approved location in a local body of water, fitted with the appropriate draft fittings and tested by the fire protection district.
- A fire hydrant on a pressurized water system with sufficient fire flow must be located within an approved distance from the main residence.
- An NFPA 13-D Sprinkler System must be installed (subject to approval of the FPD).

## Prior to Final Inspection

Any remaining items not resolved at foundation must be addressed before the **Final Inspection** and/or issuance of a **Certificate of Occupancy** (as applicable):

- The building location, design, and Ignition Resistant (IR) building materials must conform to what was reviewed and approved through the land use review and/or building permit process.
- The 3-foot strip of crushed rock, gravel or other approved non-combustible material surrounding the structure(s) must be installed over weed barrier material.
- Any remaining or additional marked trees in all defensible space zones, or any additional dying trees resulting from construction disturbance or insect/disease activity, must be cut, and any remaining slash in all zones must be appropriately disposed of.
- The emergency water supply must be finalized and a completed copy of the *Fire Sprinkler, Fire Hydrant, and Cistern Approval Form* must be submitted & approved.
- The driveway/emergency access, including required turnarounds and pullouts, must be in place and conform to specifications.

## Wildfire Mitigation Timeline



### Review Process

- Contact the necessary referral agencies (the Wildfire Mitigation Specialist, applicable Fire Protection District, Colorado State Forest Service) for comments about your project.



### Building Permit

- Submit a WMP to the Wildfire Mitigation Specialist for review and approval.
- Complete defensible space tree marking.
- Locate an emergency water supply.
- Locate turnaround/pullouts on site.



### Foundation Inspection

- Complete tree cutting and slash disposal.
- Install fire cistern on site, or make cistern contribution, other.
- Grade driveway/emergency access including turnaround and pullouts.



### Final Inspection

- IR construction (exterior materials).
- Gravel or other non-combustible material installed around structure.
- Obtain cistern approval from FPD.
- Install address sign.