



City of Austin

Recommendation for Action

File #: 25-0617, **Agenda Item #:** 41.

4/10/2025

Posting Language

Conduct a public hearing and consider an ordinance repealing and replacing Article 8 (*Wildland-Urban Interface Code*) of City Code Chapter 25-12 (*Technical Codes*) to adopt the 2024 International Wildland-Urban Interface Code and local amendments; and creating offenses. Funding: This item has no fiscal impact.

Lead Department

Austin Fire Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

April 9, 2020 - Council approved Ordinance No. 20200409-040 adopting the 2015 International Wildland-Urban Interface Code and local amendments on Council Member Alter's motion, Council Member Flannigan's second on an 11-0 vote.

February 27, 2025 - Council set the public hearing for March 27, 2025, on Council Member Velasquez's motion, Mayor Pro Tem Fuentes' second on an 11-0 vote.

March 27, 2025 - Council conducted a public hearing but took no action.

For More Information:

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Council Committee, Boards and Commission Action:

January 22, 2025 - Building & Fire Code Board of Appeals recommended adoption of the 2024 International Wildland-Urban Interface Code and related local amendments on a 9-0 vote, with direction to update the WUI map within one year.

Additional Backup Information:

The International Wildland-Urban Interface Code (IWUIC) provides minimum requirements for structure hardening of residential and commercial buildings to prevent ignition of and spread of wildfire. The proposed ordinance clarifies local amendments and interpretations with some reduction in requirements. Additionally, local amendments have been added to address methods to mitigate potential risks in the Wildland-Urban Interface (WUI) zone for new development built under the recent Title 25 "HOME" code changes aimed to increase housing types and increase housing supply. The WUI map, which dictates the type of ignition-resistant (IR) construction requirements that apply to new development, has also been updated. The Austin Fire Department Fire Marshal's Office obtained stakeholder feedback through the Public Input platform.

Highlights of the local amendments include:

- Adding the requirement of an Ember Ignition Zone (EIZ);
- Clarifying and codifying current review practices based on evolving construction techniques;

- Formalizing WUI Proximity Zones to clarify structure hardening requirements;
- Ending initial Code launch leniencies;
- Revising the map and including a 0.5 mile buffer from 40 acres or more for the Class C zone; and
- A revised Fire Hazard Severity form.