



Understanding WUIC Building Requirements

Ignition-Resistant Building Materials (IR Class 1, 2, 3)



Development within the Wildland-Urban Interface (WUI) is subject to fire mitigation requirements designed to limit the impact of wildfires on people and property. Bainbridge has been mapped entirely as WUI per the Department of Natural resources, so these regulations will apply to development projects anywhere on the island.

As of **July 1, 2023** buildings and structures hereafter constructed, modified, or relocated into or within the wildland-urban interface area shall meet the construction requirements identified in the wildland-urban interface code (WUIC) with State amendments (WAC 51-55). These state requirements will be reviewed by City of Bainbridge Island and the Bainbridge Island Fire Department during development activities.

Exceptions to these requirements:

- Accessory structures not exceeding 200 square feet (11 m²) in floor area and where located not less than 50 feet (15,240 mm) from buildings or structures containing habitable spaces
- Agricultural buildings located not less than 50 feet (15,240 mm) from buildings or structures containing habitable spaces

Applicants can choose to meet all building material requirements in WUIC State amendments 501.4 through 501.8 (WAC 51-55-0500) or use the chart below for specific requirements based on existing conditions. The State of Washington made significant changes in this section when adopting the WUIC, so **refer to WAC 51-55-0500 amendments** for guidance on building materials. **Requirements for each IR class can be found on the next page.**

WUIC Table 503.1 Ignition-Resistant Construction			
Defensible Space	Fire Hazard Severity		
	Moderate Hazard	High Hazard	Extreme Hazard
Nonconforming	IR 2	IR 1	IR 1 N.C.
Conforming	IR 3	IR 2	IR 1
1.5 x conforming	Not required	IR 3	IR 2

All new development is required to have a **conforming water supply per locally adopted standards**. This can be achieved by having a fire hydrant within 1,000 feet, meeting NFPA 1142 (total volume calculation), or installation of automatic fire sprinklers. Please contact the Bainbridge Island Fire Department for questions regarding conforming water supplies.

Resources

WUIC Washington State amendments
<https://app.leg.wa.gov/wac/default.aspx?cite=51-55&full=true>

COBI website
<https://www.bainbridgewa.gov/1444/WUI>

Bainbridge Island Fire Department
<https://www.bifd.org/>

IGNITION-RESISTANT CONSTRUCTION REQUIREMENTS

	Class 1 (IR1)	Class 2 (IR2)	Class 3 (IR3)	
Roofs	<ul style="list-style-type: none"> · Class A - Roof edge/gaps fire stopped - 26 gage valley flashing^a 	<ul style="list-style-type: none"> · Class A - Roof edge/gaps fire stopped - 26 gage valley flashing^a 	<ul style="list-style-type: none"> · Class B - Roof edge/gaps fire stopped - 26 gage valley flashing^a 	
Eaves	<ul style="list-style-type: none"> · IR material · 1-hour FRC · 2" nom. dimension lumber · Or treated materials 	<ul style="list-style-type: none"> · Enclosed with solid material (3/4" min.) · No exposed rafter tails unless heavy timber 	<div style="border: 1px solid gray; background-color: #f0f0f0; padding: 10px; width: fit-content; margin: auto;"> <p>Key</p> <p>IR = Ignition-Resistant</p> <p>FRC = Fire Resistant</p> <p>Rated Construction</p> </div>	
Fascia and Soffits	<ul style="list-style-type: none"> · IR material · 1-hour FRC · 2" nom. dimension lumber 	<ul style="list-style-type: none"> · Enclosed with solid material (3/4" min.) 		
Vents^b	<ul style="list-style-type: none"> · <144 square inches · <1/4 in. noncombustible corrosion-resistant mesh 	<ul style="list-style-type: none"> · <144 square inches · <1/4 in. noncombustible corrosion-resistant mesh 		
Exteriors Walls	<ul style="list-style-type: none"> · Approved 1-hour FRC^c · Approved noncombustible materials · Heavy timber or log wall · Fire retardant treated wood labeled for exterior use · IR material 	<ul style="list-style-type: none"> · Approved 1-hour FRC^c · Approved noncombustible materials · Heavy timber or log wall · Fire retardant treated wood labeled for exterior use · IR material 		
Windows	<ul style="list-style-type: none"> · Tempered glass · Multilayered glazed panels · Glass block · Min. 20-minute rating 	<ul style="list-style-type: none"> · Tempered glass · Multilayered glazed panels · Glass block · Min. 20-minute rating 		
Doors^d	<ul style="list-style-type: none"> · Approved noncombustible construction · Solid core (1 3/4" min.) or · Min. 20-minute rating 	<ul style="list-style-type: none"> · Approved noncombustible construction · Solid core (1 3/4" min.) or · Min. 20-minute rating 		
Appendages (i.e. Decks)^e	<ul style="list-style-type: none"> · 1-hour FRC · Heavy timber · Approved noncombustible materials · Fire retardant treated wood labeled for exterior use or · IR material 	<ul style="list-style-type: none"> · 1-hour FRC · Heavy timber · Approved noncombustible materials · Fire retardant treated wood labeled for exterior use or · IR material 		
Unenclosed/ Underfloor Area	<ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use 	<ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use 		<ul style="list-style-type: none"> · Enclosed to ground or · 1-hour FRC or · Heavy timber or · Fire retardant treated wood labeled for exterior use
Gutters & Downspouts	<ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris 	<ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris 		<ul style="list-style-type: none"> · Noncombustible material · Prevent accumulation of leaves and debris

a. Where provided.

b. Gable end, soffit, eave, and dormer vents shall be located at least 10 feet (3048 mm) from lot lines.

c. On the exterior side.

d. Exception: Vehicle access door.

e. See WUI Code, amendments, and guide for additional restrictions or exceptions