
SUBSTITUTE HOUSE BILL 1254

State of Washington

69th Legislature

2025 Regular Session

By House Local Government (originally sponsored by Representatives Duerr, Berg, Ramel, Macri, Pollet, Davis, and Hunt)

READ FIRST TIME 02/18/25.

1 AN ACT Relating to implementing the International Wildland Urban
2 Interface Code; amending RCW 19.27.560 and 43.30.580; and reenacting
3 and amending RCW 19.27.031.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 19.27.031 and 2024 c 170 s 1 and 2024 c 133 s 1 are
6 each reenacted and amended to read as follows:

7 (1) Except as otherwise provided in this chapter, there shall be
8 in effect in all counties and cities the state building code which
9 shall consist of the following model codes which are hereby adopted
10 by reference:

11 (a)(i) The International Building Code, published by the
12 International Code Council, Inc.;

13 (ii) The International Residential Code, published by the
14 International Code Council, Inc.;

15 (b) The International Mechanical Code, published by the
16 International Code Council, Inc., except that the standards for
17 liquefied petroleum gas installations shall be NFPA 58 (Storage and
18 Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54
19 (National Fuel Gas Code);

20 (c) The International Fire Code, published by the International
21 Code Council, Inc., including those standards of the National Fire

1 Protection Association specifically referenced in the International
2 Fire Code: PROVIDED, That, notwithstanding any wording in this code,
3 participants in religious ceremonies shall not be precluded from
4 carrying handheld candles;

5 (d) (~~Only those portions of the~~) The International Wildland
6 Urban Interface Code, published by the International Code Council
7 Inc., as specifically referenced in RCW 19.27.560(1) (~~, or the model~~
8 ~~International Wildland Urban Interface Code specifically referenced~~
9 ~~in RCW 19.27.560(2))~~);

10 (e) The Uniform Plumbing Code and Uniform Plumbing Code
11 Standards, published by the International Association of Plumbing and
12 Mechanical Officials: PROVIDED, That any provisions of such code
13 affecting sewers or fuel gas piping are not adopted;

14 (f) The rules adopted by the council establishing standards for
15 making buildings and facilities accessible to and usable by
16 individuals with disabilities or elderly persons as provided in RCW
17 70.92.100 through 70.92.160; and

18 (g) The state's climate zones for building purposes are
19 designated in RCW 19.27A.020(~~(+3+))~~ (4) and may not be changed
20 through the adoption of a model code or rule.

21 (2) In case of conflict among the codes enumerated in subsection
22 (1) of this section, the first named code shall govern over those
23 following.

24 (3)(a) The model codes enumerated in this section shall be
25 adopted or amended by the council as provided in RCW 19.27.074 and
26 19.27.032 through 19.27.034 in a three-year state building code
27 adoption cycle. The state building code adoption cycle follows the
28 adoption cycle of the model codes. Substantive changes to the state
29 building code may only be adopted within the three-year cycle except
30 as provided in RCW 19.27.032.

31 (b) The council shall review the most recent editions of each of
32 the model codes enumerated in subsection (1) of this section and take
33 action on adoption no later than 30 months after the date of
34 publication of each such code. The "date of publication" is the date
35 of publication printed in each model code. If only a month and year
36 are shown, the date of publication for such code shall be the last
37 day of the month shown.

38 (4) The council may initiate and implement an interim code
39 adoption cycle for all Washington state building codes if a majority
40 of its voting membership determines one is needed to correct errors

1 and omissions, or eliminate obsolete, conflicting, redundant, or
2 unnecessary regulations as provided in RCW 19.27.032 through
3 19.27.034.

4 (5) Petitions for emergency statewide amendments to the building
5 code may be submitted, considered, and adopted at any time in
6 accordance with RCW 34.05.350 and 19.27.032 through 19.27.034.

7 (6) Off-cycle amendments to any of the Washington state building
8 codes may be initiated and implemented at any time if directed by the
9 legislature.

10 (7) The council shall solicit input from first responders to
11 ensure that firefighter safety issues are addressed during the code
12 adoption process.

13 (8) The council may issue opinions relating to the codes at the
14 request of a local official charged with the duty to enforce the
15 enumerated codes.

16 **Sec. 2.** RCW 19.27.560 and 2024 c 133 s 3 are each amended to
17 read as follows:

18 (1) ~~((In addition to the provisions of RCW 19.27.031, the state
19 building code shall, upon))~~ Upon the completion of a statewide
20 wildfire hazard map and a base-level wildfire risk map for each
21 county of the state, per RCW 43.30.580, ~~((consist of chapter 1 and
22 the following technical provisions of))~~ the state building code
23 council shall, by November 1, 2029, adopt by rule the International
24 Wildland Urban Interface Code, published by the International Code
25 Council, Inc., ~~((which are hereby adopted by reference:~~

26 ~~(a) The following parts of class 1 ignition-resistant
27 construction:~~

28 ~~(i)(A) Roof covering - Roofs shall have a roof assembly that
29 complies with class A rating when testing in accordance with American
30 society for testing materials E 108 or underwriters laboratories 790.
31 For roof coverings where the profile allows a space between the roof
32 covering and roof decking, the space at the eave ends shall be fire
33 stopped to preclude entry of flames or embers, or have one layer of
34 seventy-two pound mineral-surfaced, nonperforated camp sheet
35 complying with American society for testing materials D 3909
36 installed over the combustible decking.~~

37 ~~(B) The roof covering on buildings or structures in existence
38 prior to the adoption of the wildland urban interface code under this
39 section that are replaced or have fifty percent or more replaced in a~~

1 ~~twelve month period shall be replaced with a roof covering required~~
2 ~~for new construction based on the type of ignition-resistant~~
3 ~~construction specified in accordance with the International Wildland~~
4 ~~Urban Interface Code.~~

5 ~~(C) The roof covering on any addition to a building or structure~~
6 ~~shall be replaced with a roof covering required for new construction~~
7 ~~based on the type of ignition-resistant construction specified in~~
8 ~~accordance with the International Wildland Urban Interface Code.~~

9 ~~(ii) Exterior walls - Exterior walls of buildings or structures~~
10 ~~shall be constructed with one of the following methods:~~

11 ~~(A) Materials approved for not less than one hour fire-resistance~~
12 ~~rated construction on the exterior side;~~

13 ~~(B) Approved noncombustible materials;~~

14 ~~(C) Heavy timber or log wall construction;~~

15 ~~(D) Fire retardant-treated wood on the exterior side. The fire~~
16 ~~retardant-treated wood shall be labeled for exterior use and meet the~~
17 ~~requirements of the International Building Code; or~~

18 ~~(E) Ignition-resistant materials on the exterior side.~~

19 ~~Such materials shall extend from the top of the foundation to the~~
20 ~~underside of the roof sheathing.~~

21 ~~(iii) (A) Appendages and projections - Unenclosed accessory~~
22 ~~structures attached to buildings with habitable spaces and~~
23 ~~projections, such as decks, shall not be less than one hour fire-~~
24 ~~resistance rated construction, heavy timber construction, or~~
25 ~~constructed of one of the following:~~

26 ~~(I) Approved noncombustible materials;~~

27 ~~(II) Fire retardant-treated wood identified for exterior use and~~
28 ~~meeting the requirements of the International Building Code; or~~

29 ~~(III) Ignition-resistant building materials in accordance with~~
30 ~~the International Wildland Urban Interface Code.~~

31 ~~(B) Subsection (1) (a) (iii) (A) of this section does not apply to~~
32 ~~an unenclosed accessory structure attached to buildings with~~
33 ~~habitable spaces and projections, such as decks, attached to the~~
34 ~~first floor of a building if the structure is built with building~~
35 ~~materials at least two inches nominal depth and the area below the~~
36 ~~unenclosed accessory structure is screened with wire mesh screening~~
37 ~~to prevent embers from coming in from underneath.~~

38 ~~(b) Driveways - Driveways shall be provided where any portion of~~
39 ~~an exterior wall of the first story of the building is located more~~
40 ~~than one hundred fifty feet from a fire apparatus access road.~~

1 ~~Driveways in excess of three hundred feet in length shall be provided~~
2 ~~with turnarounds and driveways in excess of five hundred feet in~~
3 ~~length and less than twenty feet in width shall be provided with~~
4 ~~turnouts and turnarounds. The county, city, or town will define the~~
5 ~~requirements for a turnout or turnaround as required in this~~
6 ~~subsection)) or portions thereof adopted pursuant to RCW 19.27.031,~~
7 ~~shall be implemented. The state building code council shall~~
8 ~~collaborate with other relevant state agencies and entities,~~
9 ~~including the department of natural resources and regional fire~~
10 ~~defense boards pursuant to RCW 43.43.962, and local governments,~~
11 ~~including, but not limited to, building officials and urban forestry~~
12 ~~specialists to consider up-to-date wildfire science and create~~
13 ~~regionally appropriate building codes. Prior to final approval of the~~
14 ~~statewide maps developed pursuant to RCW 43.30.580, the department of~~
15 ~~natural resources shall coordinate with the regional fire defense~~
16 ~~boards established in RCW 43.43.963 for a review of the proposed~~
17 ~~statewide maps.~~

18 (2) ~~((All))~~ Until 90 days after the completion of an optional
19 code pursuant to subsection (4) of this section, all counties,
20 cities, and towns may adopt the International Wildland Urban
21 Interface Code, published by the International Code Council, Inc., in
22 whole or any portion thereof.

23 (3) ~~((In adopting and maintaining the code enumerated in~~
24 ~~subsection (1) of this section, any amendment to the code as adopted~~
25 ~~under subsection (1) of this section may not result in an~~
26 ~~International Wildland Urban Interface Code that is more than the~~
27 ~~minimum performance standards and requirements contained in~~
28 ~~subsection (1) of this section.~~

29 ~~(4))~~ All counties, cities, and towns may complete their own
30 wildfire hazard and base-level wildfire risk map for use in applying
31 the code enumerated in subsections (1) and (2) of this section.
32 Counties, cities, and towns may continue to use locally adopted
33 wildfire risk maps until completion of a statewide wildfire hazard
34 map and base-level wildfire risk map for each county of the state per
35 RCW 43.30.580. Six months after the statewide wildfire hazard map and
36 base-level wildfire risk map is complete, any map adopted by
37 counties, cities, and towns must utilize the same or substantially
38 similar criteria as the map required by subsection (1) of this
39 section.

1 ~~((5))~~ (4) The state building code council may adopt by rule
2 technical provisions of the International Wildland Urban Interface
3 Code as an optional code to be used by cities and counties that have
4 completed wildfire hazard maps and base-level wildfire risk maps
5 pursuant to subsection (3) of this section for implementation. Upon
6 the completion of a statewide wildfire hazard map and a base-level
7 wildfire risk map for each county as required in RCW 43.30.580, the
8 adoption of an optional code as provided in this subsection (4) shall
9 no longer apply.

10 (5) All counties, cities, and towns issuing commercial and
11 residential building permits for parcels in areas identified as high
12 hazard and very high hazard on the map required by subsection (1) of
13 this section or adopted according to subsection ~~((4))~~ (3) of this
14 section shall apply the code enumerated in subsections (1) or (2) of
15 this section.

16 (6) When developing defensible space requirements under the
17 International Wildland Urban Interface Code, the state building code
18 council must coordinate with the department of ecology, the
19 department of fish and wildlife, the department of commerce, and
20 local governments to ensure that such defensible space requirements
21 align with the requirements of the growth management act, shoreline
22 master programs, and other applicable environmental regulations
23 adopted by the state.

24 (7) All counties and cities, with the approval of the local fire
25 marshal, may adopt local amendments to the International Wildland
26 Urban Interface Code as needed to meet local conditions or
27 constraints. Amendments affecting single-family or multifamily
28 residential buildings shall not be effective unless the amendment is
29 approved by the building code council pursuant to RCW
30 19.27.074(1)(b).

31 **Sec. 3.** RCW 43.30.580 and 2024 c 133 s 4 are each amended to
32 read as follows:

33 (1) The department shall, to the extent practical within existing
34 resources, establish a program of technical assistance to counties,
35 cities, and towns for the development of findings of fact and maps
36 establishing the wildland urban interface areas of jurisdictions in
37 accordance with the requirements of the International Wildland Urban
38 Interface Code as adopted by reference in RCW 19.27.560.

1 (2) The department shall develop and administer a grant program,
2 subject to funding provided for this purpose, to provide direct
3 financial assistance to counties, cities, and towns for the
4 development of findings of fact and maps establishing wildland urban
5 interface areas. Applications for grant funds must be submitted by
6 counties, cities, and towns in accordance with regulations adopted by
7 the department. The department is authorized to make and administer
8 grants on the basis of applications, within appropriations authorized
9 by the legislature, to any county, city, or town for the purpose of
10 developing findings of fact and maps establishing wildland urban
11 interface areas.

12 (3) The department shall establish and maintain a statewide
13 wildfire hazard map and a base-level wildfire risk map for each
14 county of the state based upon criteria established in coordination
15 with the state fire marshal office. Prior to final approval of the
16 statewide wildfire hazard map and base-level wildfire risk map, the
17 department of natural resources shall coordinate with the regional
18 fire defense boards established in RCW 43.43.963 to review and
19 receive input on the proposed statewide maps. The hazard map shall be
20 made available on the department's website and shall designate areas
21 as low, moderate, high, and very high wildfire hazard. The risk map
22 shall be made available on the department's website and designate
23 vulnerable resources or assets based on their exposure and
24 susceptibility to a wildfire hazard. The department shall establish a
25 method by which local governments may update the wildfire hazard map
26 and wildfire risk map based on local assessments and approved by the
27 jurisdiction's fire marshal. The department shall make publicly
28 available the criteria and analysis utilized in assessing the
29 wildfire hazard and risk.

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