

WILDFIRE **PREPARED** — A PROGRAM OF IBHS —

SUMMARY OF CHANGES

VERSION DECEMBER 2025



 WILDFIRE
PREPARED
— HOME —

DECEMBER 2025 SUMMARY OF CHANGES

TECHNICAL STANDARD UPDATE DECEMBER 2025

1 Program Overview

1.1 Designations

No changes

1.1.1 Designation Levels

❖ *Introducing the name changes for Wildfire Prepared Home Base and Plus to Wildfire Prepared Home Essential and Enhanced respectively.*

- **Wildfire Prepared Home – Base (Essential)** - Requires mitigation measures such as establishing the 0-5 Foot Noncombustible Zone, upgrading key building features, and maintaining defensible space to 30 feet from the structure. This level is typically achieved through retrofitting existing properties.
- **Wildfire Prepared Home – Plus (Enhanced)** - Includes additional mitigation measures beyond the Essential level, including enhanced protection of key building features and structure spacing requirements. This level is typically achieved through new construction or more extensive retrofitting.

1.1.2 Designation Level Goals

❖ *Added clarifying language.*

Wildfire Prepared Home is a designation program that helps reduce wildfire risk to individual properties through a system of mitigation actions at the parcel level, developed using the latest science and research from IBHS.

- **Wildfire Prepared Home – Base (Essential)** - Provides essential home protection from wind-driven embers by addressing vulnerable building features, vegetation and combustible items on and around the building, reducing pathways for fire to spread to the structure.
- **Wildfire Prepared Home – Plus (Enhanced)** - Builds on Essential by incorporating enhanced building materials and features to help defend against radiant heat and direct flame exposure, providing a higher level of protection.

1.1.3 Designation Eligibility

- ❖ *Changed the order of appearance from the March 2025 technical standard, where the Designation Eligibility was previously section 1.1.4. This enabled a better layout of the technical standard and flow of information.*
- ❖ *Removed Applicant Locations section of eligible states for ease of maintaining the technical standard. The list of eligible states is located at wildfireprepared.org.*
- ❖ *Added additional dwelling types as eligible for designation to include more single family under Qualifying Dwelling Types. Multifamily as separate designation.*
- ❖ *Clarified applicant and designation recipient. with the inclusion of some multifamily dwellings under Applicant and Designation Recipient.*
- ❖ *Provided more detailed information under Eligibility Photo Requirements.*
- **Eligibility -**
 - Visit the "Resources by State" page at wildfireprepared.org to view current program availability.
 - **The designation has strict no-exception requirements.** Protected trees may disqualify some properties, and property owners may need to coordinate with neighbors or Homeowners Associations (HOAs) to meet the 0-5 Foot Noncombustible Zone setback.
 - Properties under active construction are not eligible.

- **Applicant and Designation Recipient** - The applicant is responsible for completing the wildfire mitigation requirements, submitting eligibility photos, and paying a nonrefundable application fee. The designation recipient(s) receive the Wildfire Prepared designation from IBHS. The property owner and secondary owner (*if applicable*) are the applicant and the sole designation recipients.
- **Qualifying Dwelling Types** - Qualifying dwelling types must be located on permanent foundations, limited to three stories above grade, and be designed, built, and sited to meet all applicable state and/or local WUI building codes. To be eligible for designation, the entire building and surrounding area to 30 feet must meet all program requirements. *Buildings exceeding 3 stories above grade may qualify on a case-by-case basis.*
 - **Single-family detached homes** - A freestanding residential home designed for occupancy by one family.
 - **Modular Homes** - A single-family home constructed in sections in a factory and assembled on-site. Modular homes are not built to the US Department of Housing and Urban Development (HUD) standards.
 - **HUD-Code Manufactured Homes Built After July 1994** - A single-family residential home manufactured to HUD's Manufactured Home Construction and Safety Standards adopted after July 1994.
 - **Owner-Occupied Attached Units without a Managing Entity (e.g., Townhomes, Duplexes, Triplexes [up to 3 units])** - A single-family dwelling unit constructed as part of a group of two or more attached units, in which each unit extends from foundation to roof and has a yard or public way on not fewer than two sides.
 - **To be eligible, each unit must** have authority over exterior building features, including the roof, structure, and landscape. *All unit owners must participate and coordinate collectively to meet program requirements across the entire building. Properties may be considered for Home designation on a case-by-case basis.*
 - The **entire building (all attached units)** must comply with all program requirements at the time of designation and during all subsequent annual reviews.
 - Individual units are **not eligible** for designation unless the entire building is designated.
- **Non-Qualifying Dwelling Types** -
 - **Mobile Homes** - A factory-built home constructed on a permanently attached chassis **before June 15, 1976**. These homes were built prior to the adoption of the federal HUD Manufactured Home Construction and Safety Standards. Homes built after this date are classified as "manufactured homes".
 - **HUD-Code Manufactured Homes Built On or Before July 1994** - A single-family home built in a factory on or after June 15, 1976, in compliance with HUD's Manufactured Home Construction and Safety Standards (the HUD Code). These homes are further categorized by build date. Early HUD-code manufactured homes built on or before July 1994, before HUD's major regulatory updates took effect, are not eligible.
 - **Commercial and Nonresidential Buildings**
 - **Nonresidential Manufactured Homes**
 - **Mixed-Use Buildings (Commercial/Residential)**
 - See the **Wildfire Prepared Multifamily** Technical Standard for eligibility for the following (*Not Eligible for the Home designation*):
 - **Rental Apartments (Multifamily)**
 - **Owner-Occupied Attached Units with a Managing Entity** (e.g., condominiums, HOA-governed properties) that have authority over exterior building features, including the roof, structure, and landscape, including: Condominiums, Townhomes, Duplexes, Multiplexes (3 or more units)
- **Wildfire Mitigation Requirements** - To qualify, all requirements for the desired designation level shall be met for the entire property, including all units and all structures that comprise the property to 30 feet, to reduce wildfire risk, using the [Wildfire Prepared Home: How-To Prepare Checklist](#), based on the technical standard.
- **Eligibility Photo Requirements** - The applicant must submit clear, **multi-angle photos** that adequately document all required wildfire mitigation measures to qualify for an evaluation. Photos

must show **all sides** of the building, key building features (e.g., **each deck, porch, pergola, balcony, shed, hot tub, propane tank**), and the **0-5 Foot Noncombustible Zone** (including fences). If something isn't clearly visible, additional photos may be requested.

- **Photo Tips:** Take as many photos as necessary to adequately show all areas of the building, including the front, back, and both sides (right and left when facing the front).
 - Corner and sides: Stand at each corner of the building and take at least two photos per side, showing the full length and the 0-5 Foot Noncombustible Zone.
 - Wide angles: From 30 feet away, take two wide shots of the front and two of the back, capturing the entire width of the building, corner to corner. Larger buildings may require multiple photos to capture the entire width of the building.
 - Take additional photos of key features like pergolas, decks, porches, balconies, sheds, hot tubs, and propane tanks.
- **Accepted File Formats:** jpg, jpeg, pdf, png, gif, svg, webp, jfif, heic, heif

1.1.4 Designation Process and Timelines: Initial, Annual Reviews, and Designation Renewal and Expiration

- ❖ *Changed the order of appearance from the March 2025 technical standard, where the Designation Process and Timeline was previously section 1.1.3. This enabled a better layout of the technical standard and flow of information.*

1.1.4.1 Initial Designation

No changes

1.1.4.2 Annual Reviews

- ❖ *Added clarifying language that the property is held to the technical standard in place at the time of designation during the annual review process.*

To remain in **Active designation status** and ensure continued maintenance compliance, property owners, or managing entities must complete an **Annual Review** each of the first **two** years following their initial designation, leading up to the **3-year designation expiration**. This process verifies that your property remains mitigated to reduce wildfire risk and continues to meet the Wildfire Prepared Home Technical Standard in place at the time of designation. For multifamily buildings, the entire building, including all individual units, **MUST** remain compliant to maintain the designation. The applicant of record (e.g., property owner, HOA, or managing entity) is responsible for completing the Annual Review.

1.1.4.3 Designation Renewal and Expiration

No changes

1.1.4.4 Legacy Exemption

- ❖ *New section added to explain a legacy exemption and when IBHS may issue a legacy exemption.*

IBHS reserves the right to update the WFPH Technical Standard at any time. New versions of the WFPH Technical Standard will be numbered and list an effective date. A new applicant must meet all requirements in the latest version of the WFPH Technical Standard as of that version's effective date. A renewal applicant must meet all requirements in the newest version of the technical standard as of that version's effective date, unless the renewal applicant receives a Legacy Exemption from IBHS. A Legacy Exemption allows IBHS to apply some or all of the requirements from the version of the WFPH Technical Standard that was in place when the renewal applicant first obtained a designation. IBHS reserves the right to assess and apply Legacy Exemptions on a case-by-case basis.

1.1.4.5 Technical Bulletins

- ❖ *New section added to explain a technical bulletin and when IBHS may issue a technical bulletin.*

A Technical Bulletin is an official document issued by IBHS to:

- Address common technical and/or compliance issues.

- Provide compliance guidance for situations not addressed in the technical standard.
- Provide a “deeper dive” into existing program requirements.
- Introduce new technical standard requirements or modify existing requirements between full technical standard updates.

Technical Bulletins issued between technical standard updates are typically incorporated into the technical standard during the next update.

1.2 Red Flag Warning and Extended Absence Preparedness

❖ *Updated language for Red Flag Warnings and Extended Absence Preparedness*

To help protect your building during Red Flag Warning days and extended absences, take the following maintenance steps:

0-5 Foot Noncombustible Zone - Clear all accumulated vegetative debris and combustible items from this critical area.

Roof and Gutters - Ensure no vegetative debris, such as leaves or needles, is left on your roof or in gutters.

IBHS recommends taking the following precautions during Red Flag Warning days and extended absences.

Combustible Items - Relocate combustible items indoors or at least 30 feet away from the building.

Examples include small door mats, chair cushions, potted plants, trash and recycling bins, kids’ toys, pet beds, pool accessories, decorations, and BBQ grills with a propane tank.

2 BASE (ESSENTIAL) LEVEL DESIGNATION REQUIREMENTS

2.1 Building Feature Requirements for the Base (Essential) Level

2.1.1 Roof Covering

❖ *Added Class A rated single-ply membrane roof assemblies as an accepted roof with options to prove the roof meets a Class A assembly rating.*

- **Single-ply membranes** are permitted on flat/low slope roofs only when installed as part of a tested and listed Class A roof assembly in accordance with ASTM E108 or UL790. The membrane alone is not considered Class A - only the tested assembly is. Owners must provide proof through one of the following **documentation paths**:
 - **Approved Construction Documents & Final Inspection Record:** Approved plans specifying the exact membrane type, cover board, attachment method, ASTM/UL Class A assembly reference, AND final building inspection record confirming the roof passed inspection as specified.
 - **Installation Records & Photo Documentation:** Roofing contractor invoice/work order listing the exact membrane type (brand + product name) and all underlayment, cover board, insulation, attachment details, AND detailed photo documentation and material verification. Acceptable evidence must include:
 - Comprehensive photo documentation of product labels for all roof assembly materials used and photos of each layer as installed.
 - Approved testing documentation identifying the Class A tested assembly and the materials used in the test.
 - Photographic correlation showing the installed assembly matches the tested assembly materials.
 - If verification that the single-ply membrane is part of a Class A roof assembly cannot be provided, the roof system must be retrofitted or replaced in accordance with the above to meet this requirement. See Technical Bulletin WP 2025-1 Single-ply Roof Membranes for more detailed information.

2.1.2 Gutters and Downspouts

No changes

2.1.3 Vents

❖ *Clarified the portion of a foundation vents frame/trim located within 6 inches above the ground or deck shall be noncombustible.*

- **Note:** The portion of a foundation vents frame/trim located within 6 inches above the ground or deck shall be noncombustible.

2.1.4 6-inch Vertical Noncombustible Wall Covering Clearance

No changes

2.1.5 Attached Patios, Decks, and Overhead Structures (e.g., Covered Porches, Pergolas, Carports, and Gazebos)

No changes

2.1.5.1 Around the structure -

❖ *Clarified the requirement for a 0-5 Foot Noncombustible Zone around a combustible deck and overhead structure.*

Where provided, a combustible deck or overhead structure shall have its own **0-5 Foot Noncombustible Zone**, measured from the outermost posts (see 2.2.1 0-5 Foot Noncombustible Zone for requirements).

- **Exception:** Where provided, an attached patio, deck, stairs, and overhead structure (e.g., pergola) constructed entirely of noncombustible materials such as concrete, fiber-cement, stucco, or metal, shall comply with the 0-5 Foot Noncombustible Zone requirements measured from the home's exterior walls, rather than from the outermost posts.

2.1.5.2 Top of walking surfaces -

❖ *Clarified where this section applies.*

This section applies to combustible patios, decks, and overhead structures and within 5 feet of the building for a completely noncombustible patio, deck, and overhead structure.

2.1.5.3 Additional Structures -

❖ *Added clarifying language to the Other Large Combustibles subsection.*

Other Large Combustibles (e.g., hot tubs, saunas, outdoor kitchens, bars, built-in countertop areas)

- **Hot Tubs and Saunas (where provided) -**
 - Shall be located at least **10 feet from the building's exterior walls and from other large combustibles**, and **not under a combustible overhead structure** (e.g., covered porch, pergola, or gazebo).
 - When installed **on a combustible surface** (e.g., wood or composite deck), shall have noncombustible material under the hot tub and sauna, extending to 2 feet beyond all sides.
 - When installed **on a noncombustible surface or patio (e.g., concrete patio)**, the 0-5 Foot Noncombustible Zone shall be maintained around the hot tub or sauna.
- **Outdoor Kitchens, Bars, and Built-ins (where provided) -**
 - All horizontal exterior surfaces shall be constructed entirely of **noncombustible materials**. If any cabinets or built-ins are combustible, they shall have at least 6-inches of noncombustible material applied vertically on exposed exterior walls, measured above any horizontal deck or patio surface.
 - If attached to the building and the exterior wall covering is combustible, at least 6-inches of noncombustible material (e.g., backsplash) shall be applied vertically on the wall above any horizontal surface of the kitchen, bar, and built-in.

2.1.5.4 Underneath an Elevated Deck -

No changes

2.1.6 Detached Decks and Overhead Structures (e.g., Covered Porches, Pergolas, Carports, and Gazebos)

No changes

Defensible Space Requirements for the Base (Essential) Level

2.2.1 0-5 Foot Noncombustible Zone - Area within 5 Feet of the Home and Attachments

No changes

2.2.2 5-30 Foot Defensible Space Zone - Area Surrounding the Home and Attachments

No changes

2.2.2.1 Vegetation

❖ *Updated the requirements for trees, shrubs, and maintenance.*

Tree Spacing -

- Shall prune tree limbs and branches to a minimum height of **6 vertical feet above the ground** or **one-third the height of the tree** if the tree is under 18 feet tall.
- Privacy rows of trees **shall be located a minimum of 10 feet from the building's exterior walls.**
- Shall keep all branches at least **10 feet away from chimney** and stovepipe outlets.

Shrub Spacing -

- Shrubs, bushes, and plants taller than 2 feet shall **not be placed under trees.**
- Individual shrubs or clustered groups ("islands") may be used, provided each cluster has total foliage **less than 10 feet in horizontal diameter** and is treated as a single shrub.
- Shrubs, bushes, and plants, or shrub groupings shall have horizontal spacing from other vegetation of **2 times the height of the tallest plant** up to a maximum spacing requirement of 10 feet.
 - Example: A 3-foot-tall shrub requires 6 feet of clearance around it.
- Privacy hedges and rows of bushes **shall be located a minimum of 10 feet from the building's exterior walls.**

Maintenance -

- Shall cut down annual grasses to **less than 4 inches** in height.
- Continuous vegetative groundcover kept at less than 18 inches in height when isolated from other fuels may be maintained on slopes where necessary to stabilize the soil and prevent erosion.
- Shall routinely **remove dead and dying vegetation** (e.g., grass, weeds, groundcover, plants, shrubs, bushes, trees, logs, stumps, branches, leaves, and pine needles).
- Shall place **wood piles at least 30 feet away** from the building unless the wood is stored in an accessory structure (see 2.2.3 Accessory Dwelling Units and Accessory Structures for Base Level requirements or 3.2.2 for Plus Level requirements). Fire-retardant tarps are not permitted.

2.2.2.2 Other Items

No changes

2.2.3 Detached Accessory Dwelling Units and Accessory Structures (within the 5-30 Foot Defensible Space Zone)

No changes

3 PLUS (ENHANCED) LEVEL DESIGNATION REQUIREMENTS

3.1 Building Feature Requirements for the Plus (Enhanced) Level

3.1.1 Gutters and Downspouts

No changes

3.1.2 Eaves and Soffits

- ❖ *Removed materials approved for not less than 1-hour fire resistance rating and 2-inch nominal dimension lumber as material options based on research from IBHS.*
- ❖ *Provided additional clarifying language.*

In addition to the vent opening requirement for eaves and soffits listed for the Base (Essential) level requirements, eaves shall be **enclosed (soffited) with noncombustible material (e.g., fiber-cement, stucco, or metal), inclusive of outlookers, fascia boards, and any decorative features.**

3.1.3 Vents

No changes

3.1.4 Exterior Wall Covering/Cladding

- ❖ *Added clarification to the shutter requirement that all exposed surfaces are made with noncombustible material.*
- ❖ *Provided additional clarifying language.*

In addition to having the bottom 6-inches of exterior walls made of noncombustible material as required for the Base level, **all exterior wall covering shall be made of a noncombustible material** (e.g., metal, fiber-cement, masonry veneer, stucco, brick, concrete), **inclusive of external columns, beams, and decorative features.**

- Where provided, all shutters (decorative and operable) shall have all exposed surfaces constructed of noncombustible material.
- **Note:** Combustible and ignition-resistant wall cover material (e.g., vinyl, wood shake, wood shingle, or any other wood siding material including ignition-resistant treatments and coatings) by construction or assembly are not permitted.

3.1.5 Exterior Glass (Windows, Skylights, and Glazed Openings within Doors)

- ❖ *Added an exemption for skylights to also allow one outer tempered pane and one inner laminated pane. Also, clarified that regardless of glass configuration, operable skylights shall be protected by a noncombustible mesh screen.*
- Multipaned glass with **at least two tempered panes.**
 - **Exception** Skylights may be constructed with one outer tempered pane and one inner laminated pane.
- Glass with a fire protection rating of not less than 20 minutes when tested in accordance with NFPA 257 or UL 9.
- Glass block (windows only).

Operable skylights, regardless of glass configuration, shall be protected with a noncombustible mesh screen where mesh openings shall not exceed 1/8-inch in diameter.

3.1.6 Exterior Doors

- ❖ *Added an exception for windows in garage doors.*

In addition to the above, all of the following are required:

- The exterior door frame shall be constructed with a noncombustible threshold.

- Where provided, windows within doors and glazed doors shall be constructed in accordance with this standard's exterior glass requirements (see Section 3.1.5 Exterior Glass).
 - **Exception:** Garage doors may have a single pane of tempered glass or solid (e.g., no glass).

3.1.7 Underfloor and Projections

❖ *Added new section on underfloor and projections.*

Underfloor areas and underneath building projections, excluding decks, shall meet one of the following:

- Shall have a **noncombustible material covering** the exposed underside, or
- Be enclosed to the ground with a noncombustible material wall covering in accordance with Section 3.1.4.

Decks complying with the retrofit option 2 in Sections 3.1.8.1 and 2.1.5.4 comply with this Section.

3.1.8 Decks, Stairs, and Additional Attached Structures

❖ *Added Additional Attached Structures to the section title.*

3.1.8.1 Decks and Stairs

❖ *Reordered the two options for Stairs Attached to a Deck and retitled each option. The requirements for each option remained the same.*

Option 2: Retrofit - (Noncombustible Upgrades to Existing Deck)

- **Deck Walking Surfaces** shall be constructed with a solid, noncombustible material (e.g., metal or light-weight concrete) with no gaps.
- **Deck Railings** within 5 feet of the building shall be constructed with noncombustible material, including where they attach to the building.
- **Deck posts** shall have a minimum of 6-inches of noncombustible material (e.g., metal flashing or fiber-cement board) applied vertically to the base.
- **Stairs Attached to a Deck** shall meet one the following requirements:
 - **Stairs Wider Than 4 Feet, with a Walking Surface of 4 Feet or Less in height and Open Underneath:**
 - The area underneath shall be enclosed with **noncombustible, corrosion-resistant mesh** with openings not to exceed 1/8-inch in diameter.
 - A minimum of **6-inches** of noncombustible material (e.g., metal flashing or fiber-cement) shall be applied vertically at the exterior base, measured from the ground at grade.
 - Stairs shall have **closed risers**. Stair treads and risers shall be solid (no gaps), and made of noncombustible material (e.g., metal or light-weight concrete).
 - **Stairs not covered by the section above:**
 - A minimum of **6-inches** of noncombustible material (e.g., metal flashing or fiber-cement) shall be applied vertically at the exterior base, measured from the ground at grade.
 - Stair treads shall be a **solid (no gaps)** and made of noncombustible material (e.g., metal or lightweight concrete).
 - **Exception:** If stairs are constructed with closed risers, they shall also be **solid (no gaps)** and made of noncombustible material.

3.1.8.2 Additional Attached Structures

❖ *Added new subsection for Overhead Structures and Outdoor Kitchens, Bars, and Built-Ins.*

Overhead Structures

Where provided, overhead structures shall be completely noncombustible and shall meet the same material requirements as the home.

Outdoor Kitchens, Bars, and Built-Ins

Where provided, these features shall be constructed entirely of **noncombustible materials**.

3.2 Defensible Space Requirements for the Plus Level

3.2.1 Parallel Fences within 5 to 30 feet

No changes

3.2.2 Detached Accessory Dwelling Units and Accessory Structures

No changes

4 Appendix A. Technical Resources

No changes

4.1 Applicant: How-To Prepare My Home Checklist

No changes

4.2 IBHS Portal, Contact Information, and Status Updates

No changes

4.3 Definitions

❖ *Removed the definition for Fire-Resistance-Rated Construction as it is no longer an accepted use of materials and systems based on research from IBHS.*

- ~~**Fire-Resistance-Rated Construction** – The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area. Where this standard requires 1-hour fire-resistance-rated construction, the fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E119 or UL 263.~~
- ~~**Exceptions:** The fire-resistance rating of building elements, components or assemblies based on:
 - The prescriptive designs prescribed in Section 721 of the International Building Code.
 - The calculation procedures in accordance with Section 722 of the International Building Code.~~

4.4 List of Referenced Standards

No changes

4.4.1 ASTM

No changes

4.4.2 NFPA

No changes

4.4.3 UL

❖ *Added UL 9, 10B, and 10C to the list of referenced standards.*

- 9 - Standard for Fire Tests of Window Assemblies
- 10B - Standard for Safety - Fire Tests of Door Assemblies
- 10C - Standard for Positive Pressure Fire Tests of Door Assemblies
- 723 - Standard for Test for Surface Burning Characteristics of Building Materials
- 790 - Standard Test Methods for Fire Tests of Roof Coverings

4.4.4 ISO

No changes