

2027 International Wildland-Urban Interface Code®

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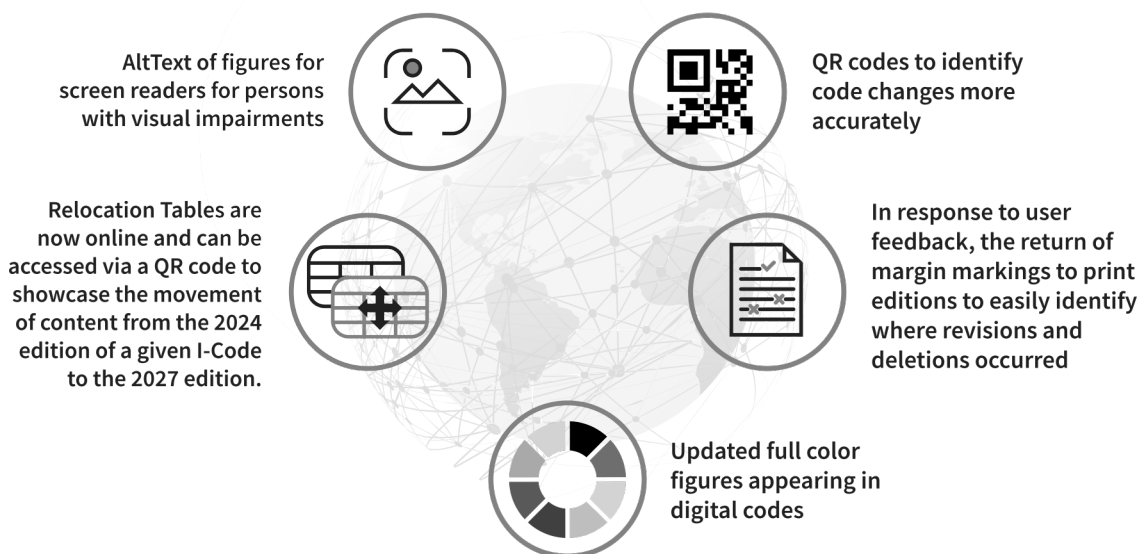
FORMATTING UPDATES FOR THE 2027 I-CODES



The 2027 International Codes® (I-Codes®) reflect ongoing formatting enhancements that advance the International Code Council's® (ICC®) digital transformation strategy and improve the overall user experience across both print and digital platforms. These updates align the print editions with ICC's Digital Codes content online, creating a more consistent and integrated product experience.

With the 2027 editions, the I-Codes include some key updates:

- In the 2024 I-Code print editions, solid vertical lines and deletion arrows in the margins were replaced with QR codes to more precisely identify revisions. While this approach improved specificity, many users indicated that margin markings remained valuable, particularly in environments with limited internet access. In response to this feedback, ICC has reintroduced margin markings in the 2027 print editions. QR codes will continue to be included, providing users with flexible and reliable options for locating and reviewing code changes.
- Relocation Tables are now online and can be accessed via a QR code to showcase the movement of content from the 2024 edition of a given I-Code to the 2027 edition.
- AltText is added to digital formats, providing text descriptions for screen readers to assist those with visual impairments.
- Figures have been enhanced for greater clarity, and now appear in full color in all digital formats.



PREFACE

ABOUT THE INTERNATIONAL CODES

The 2027 International Codes® (I-Codes®), published by the International Code Council® (ICC®), are 15 fully compatible titles intended to establish provisions that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

The I-Codes are updated on a 3-year cycle to allow for new construction methods and technologies to be incorporated into the codes. Alternative materials, designs and methods not specifically addressed in an I-Code can be approved by the building official where the proposed materials, designs or methods comply with the intent of the provisions of the code.

The I-Codes are used as the basis of laws and regulations in communities across the US and in other countries. They are also used in a variety of nonregulatory settings, including:

- Voluntary compliance programs.
- The insurance industry.
- Certification and credentialing for building design, construction and safety professionals.
- Certification of building and construction-related products.
- Facilities management.
- “Best practices” benchmarks for designers and builders.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

The coordination of technical provisions allows the I-Codes to be used as a complete set of complementary documents. Individual codes can also be used in subsets or as stand-alone documents. Some technical provisions that are relevant to more than one subject area are duplicated in multiple model codes.

THE CODE DEVELOPMENT PROCESS

The code development process regularly provides an international forum for building professionals to discuss requirements for building design, construction methods, safety, performance, technological advances and new products. Proposed changes to the I-Codes, submitted by code enforcement officials, industry representatives, design professionals and other interested parties, are deliberated through an open code development process in which all interested and affected parties may participate.

Openness, transparency, balance, due process and consensus are the guiding principles of both the ICC Code Development Process and OMB Circular A-119, which governs the federal government’s use of private-sector standards. The ICC process is open to anyone without cost. Remote participation is available through cdpAccess®, ICC’s cloud-based app. Details on the code development process and information on how you can engage in the process can be found at <https://www.iccsafe.org/committees/cdc/>. This includes details of past, present, and future cycles.

To ensure that organizations with a direct and material interest in the codes have a voice in the process, ICC has developed partnerships with key industry segments that support ICC’s important public safety mission.

Code development committees evaluate and make recommendations regarding proposed changes to the codes. Beginning with the 2027 cycle, a second Committee Action Hearing (CAH) was introduced. The second CAH allowed for proponents and interested parties to respond to the committee’s recommendations at CAH#1. At CAH#2 the committee could consider these comments once introduced and either modify or reaffirm their recommendation at CAH#1. Their recommendations are then subject to public comment and council-wide votes. ICC’s governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The I-Codes are subject to change through future code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of ICC at [iccsafe.org/products-and-services/i-codes/code-development/](https://www.iccsafe.org/products-and-services/i-codes/code-development/).

While the I-Code development procedure is thorough and comprehensive, ICC, its members and those participating in the development of the codes expressly disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. NO WARRANTY OF ANY KIND, IMPLIED, EXPRESSED OR STATUTORY, IS GIVEN WITH RESPECT TO THE I-CODES. ICC does not have the power or authority to police or enforce compliance with the contents of the I-Codes.

CODE DEVELOPMENT COMMITTEE RESPONSIBILITIES (LETTER DESIGNATIONS IN FRONT OF SECTION NUMBERS)

In each cycle, proposed changes are considered by the Code Development Committee assigned to a specific code or subject matter. Committee Action Hearings result in recommendations regarding a proposal to the voting membership. Where changes to a code section are not considered by that code’s own committee, the code section is preceded by a bracketed letter designation identifying a different committee. Bracketed letter designations for the I-Code committees are:

- [A] = Administrative Code Development Committee
 [BE] = IBC—Means of Egress Code Development Committee
 [BF] = IBC—Fire Safety Code Development Committee
 [BG] = IBC—General Code Development Committee
 [BS] = IBC—Structural Code Development Committee
 [CE] = IECC—Commercial Energy Committee*
 [EB] = International Existing Building Code Development Committee
 [F] = International Fire Code Development Committee
 [FG] = International Fuel Gas Code Development Committee
 [M] = International Mechanical Code Development Committee
 [MP] = IRC—Mechanical/Plumbing Code Development Committee
 [P] = International Plumbing Code Development Committee
 [PC] = International Code Council Performance Code Development Committee
 [PM] = International Property Maintenance Code Development Committee
 [RB] = IRC—Building Code Development Committee
 [RE] = IECC—Residential Energy Committee*
 [SP] = International Swimming Pool and Spa Code Development Committee
 [W] = International Wildland-Urban Interface Code Development Committee
 [Z] = International Zoning Code Development Committee**

* This code is currently developed through the ICC Consensus Procedures CP12.

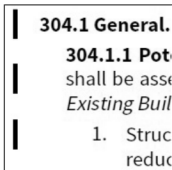
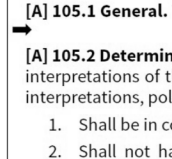
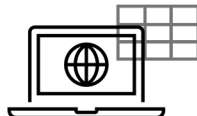
** IZC proposals will be heard by the IPMC committee.

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for most codes will be heard by committees in both the 2027 (Group A) and the 2028 (Group B) code development cycles. It is very important that anyone submitting code change proposals understands which code development committee is responsible for the section of the code that is the subject of the code change proposal.

HOW TO IDENTIFY CODE CHANGES

Changes to the I-Codes are identified in multiple ways, including QR codes, colored text and margin markings (solid vertical lines and deletion arrows). QR codes were used in the 2024 I-Codes to precisely identify revisions. In 2027, in addition to QR codes, solid vertical lines denoting changed text and arrows denoting deletions were reintroduced to print editions.

The following key details how those methods appear in the I-Codes:

QR Codes	
	A section bearing a QR code indicates that section has undergone technical revision from the previous code cycle. QR codes take the user to ICC's Digital Codes website (codes.iccsafe.org), where technical revisions are displayed. Use the QR code via one of the following methods: • Scan the QR code with a mobile device. • Enter the 7-digit code printed below the QR code at the end of the following URL: qr.iccsafe.org/ • Click the QR code when viewing the code in PDF format.
Margin Markings (specific to print/pdf versions)	Blue Text (specific to Digital Codes)
 Solid vertical lines indicate a technical change from the requirements of the previous edition.	 While print editions may not display color, digital formats, including online and PDF versions, use blue text to denote changes made from the previous I-Code cycle.
 Deletion arrows indicate where an entire section, paragraph, list item, exception, table or table row has been deleted.	 The Content Relocations section of this Preface provides a QR code linking to a table that indicates the relocation of content from the 2024 edition of this code to the 2027 edition.

CONTENT RELOCATIONS

The following QR code links to a Relocations Table documenting the movement of content from the 2024 edition of this code to the 2027 edition:



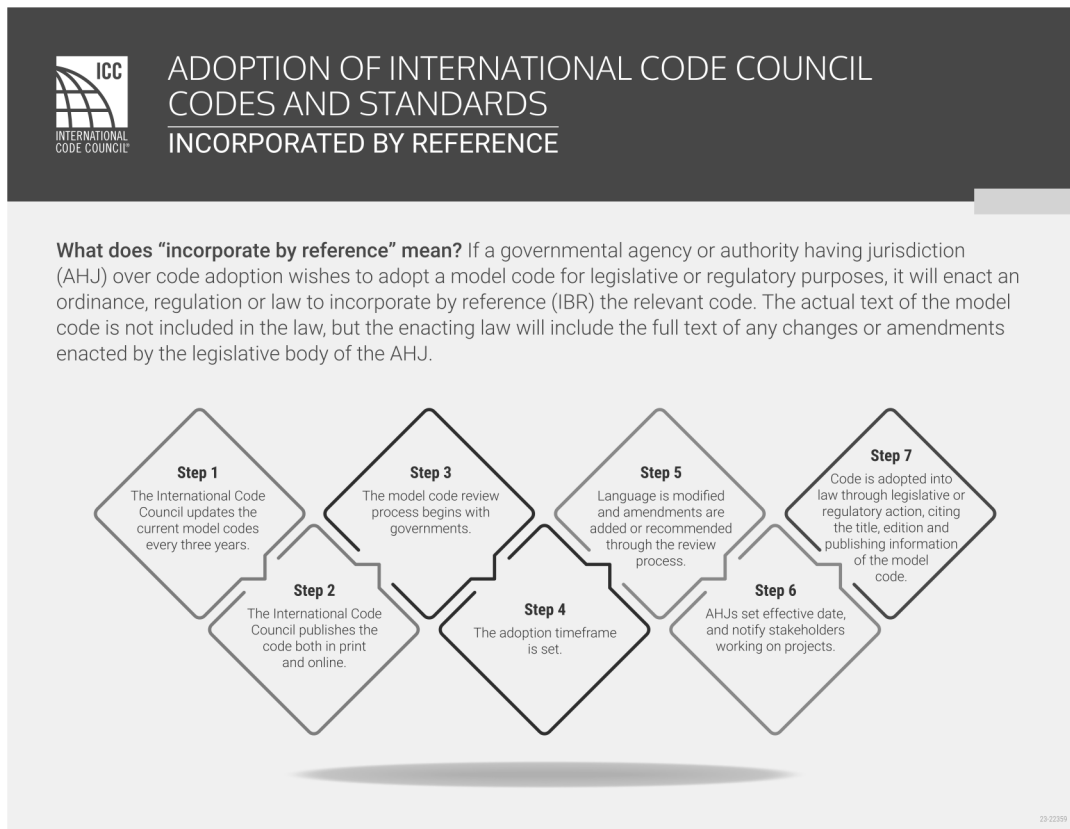
ITALICIZED TERMS

Words and terms defined in Chapter 2, Definitions, are italicized where they appear in code text and the Chapter 2 definitions apply. Although care has been taken to ensure applicable terms are italicized, there may be instances where a defined term has not been italicized or where a term is italicized but the definition found in Chapter 2 is not applicable. For example, Chapter 2 of the *International Building Code*® (IBC®) contains a definition for “Listed” that is applicable to equipment, products and services. The term “listed” is also used in that code to refer to a list of items within the code or within a referenced document. For the latter, the Chapter 2 definition would not be applicable.

ADOPTION OF INTERNATIONAL CODE COUNCIL CODES AND STANDARDS

ICC maintains copyright in all of its codes and standards. Maintaining copyright allows ICC to fund its mission through sales of books in both print and digital format. ICC welcomes incorporation by reference of its codes and standards by jurisdictions that recognize and acknowledge ICC's copyright in the codes and standards, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and ICC. By making its codes and standards available for incorporation by reference, ICC does not waive its copyright in its codes and standards.

ICC's codes and standards may only be adopted by incorporation by reference in an ordinance passed by the governing body of the jurisdiction. “Incorporation by reference” means that in the adopting ordinance, the governing body cites only the title, edition, relevant sections or subsections (where applicable), and publishing information of the model code or standard and the actual text of the model code or standard is not included in the ordinance (see graphic, “Adoption of International Code Council Codes and Standards”). The Code Council does not consent to the reproduction of the text of its codes or standards in any ordinance. If the governing body enacts any changes, only the text of those changes or amendments may be included in the ordinance.



ICC also recognizes the need for jurisdictions to make laws accessible to the public. Accordingly, all I-Codes and I-Standards, along with the laws of many jurisdictions, are available to view for free at codes.iccsafe.org/codes/i-codes. These documents may also be purchased, in both digital and print versions, at shop.iccsafe.org.

RESOURCES FOR ADOPTION

To facilitate adoption, some I-Code sections contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. Template adoption ordinances are available at <https://www.iccsafe.org/advocacy/sample-adoption-ordinances/>.

For further information or assistance with adoption, including a sample ordinance, jurisdictions should contact ICC via email at incorporation@iccsafe.org.

For a list of frequently asked questions (FAQs) addressing a range of foundational topics about the adoption of model codes by jurisdictions and to learn more about the Code Council's code adoption resources, scan the QR code or visit [iccsafe.org/code-adoption-resources](https://www.iccsafe.org/code-adoption-resources).



INTRODUCTION TO THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

The International Wildland-Urban Interface Code, or IWUIC, establishes minimum requirements for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world.

Population growth and the expanding urban development into traditionally nonurban areas have increasingly brought humans into contact with wildfires. According to the National Interagency Fire Center (NIFC), wildfires burned nearly 9 million acres in the United States in 2024 and destroyed more than 4,500 structures. While annual fire activity varies, recent disasters demonstrate that wildfire risk is increasingly measured by lives lost and structures destroyed rather than acres burned. The Marshall Fire in Colorado destroyed 1,084 structures, the Lahaina Fire in Hawaii killed more than 100 people and destroyed over 2,200 structures, and the Palisades and Eaton Fires in Los Angeles destroyed more than 16,000 structures and claimed 31 lives. Together, these events demonstrate how wind-driven wildfires can transition into urban conflagrations, where homes become the primary fuel source and structure-to-structure ignition drives community-scale losses. Adoption of the International Wildland-Urban Interface Code (IWUIC) provides communities with a proven framework to reduce these losses through ignition-resistant construction, defensible space and wildfire-resilient development practices.

The IWUIC is a model code that is intended to be adopted and used supplemental to the adopted building and fire codes of a jurisdiction. The unrestricted use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. The IWUIC has as its objective the establishment of minimum special regulations for the safeguarding of life and property from the intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to prevent structure fires from spreading to wildland fuels, even in the absence of fire department intervention.

Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire in wildland-urban interface areas are provided in a tiered manner commensurate with the relative level of hazard present.

ARRANGEMENT AND FORMAT OF THE 2027 IWUIC

The format of the IWUIC allows each chapter to be devoted to a particular subject. The following table shows how the IWUIC is divided. The subsequent table shows IWUIC requirements that are correlated with other I-Codes. The chapter synopses detail the scope and intent of the provisions of the IWUIC.

Chapter Topics	
CHAPTER	SUBJECT
1-2	Administration and Definitions
3-4	Wildland-Urban Interface Area Designation and Requirements
5	Building Construction Regulations
6	Fire Protection Requirements
7	Maintenance Requirements
8	Referenced Standards
Appendices A–H	Adoptable and Informational Appendices

Chapter 1 Scope and Administration.

Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the design professional, contractor and property owner.

PREFACE

Chapter 2 Definitions.

Chapter 2 is the repository of the definitions of terms used in the body of the code. The user of the code should be familiar with and consult this chapter because the definitions are essential to the correct interpretation of the code and because the user may not be aware that a term is defined.

Chapter 3 Wildland-Urban Interface Areas.

Chapter 3 provides for the fundamental aspect of applying the code—the legal declaration and establishment of wildland-urban interface areas within the adopting jurisdiction by the local legislative body. The provisions cover area analysis and declaration based on findings of fact (located in Appendix E), mapping of the area, legal recordation of the maps with the local keeper of records and the periodic review and reevaluation of the declared areas on a regular basis.

Chapter 4 Wildland-Urban Interface Area Requirements.

The requirements of Chapter 4 apply to all occupancies in the wildland-urban interface and pertain to all of the following:

1. Fire service access to the property that is to be protected, including fire apparatus access roads and off-road driveways.
2. Premises identification.
3. Key boxes to provide ready access to properties secured by gated roadways or other impediments to rapid fire service access.
4. Fire protection water supplies, including adequate water sources, pumper apparatus drafting sites, fire hydrant systems and system reliability.
5. Fire department access to equipment such as fire suppression equipment and fire hydrants.
6. Fire protection plans.

Chapter 5 Special Building Construction Regulations.

The regulations in Chapter 5 establish minimum standards for the location, design and construction of buildings and structures based on fire hazard severity in the wildland-urban interface.

The construction provisions of Chapter 5 are intended to supplement the requirements of the *International Building Code* and address mitigation of the unique hazards posed to buildings by wildfire and to reduce the hazards of building fires spreading to wildland fuels. This is accomplished by requiring ignition-resistant construction materials based on the hazard severity of the building site.

Chapter 6 Fire Protection Requirements.

Chapter 6 establishes minimum fire protection requirements to mitigate the hazards to life and property from fire in the wildland-urban interface. The chapter includes both design-oriented and prescriptive mitigation strategies to reduce the hazards of fire originating within a structure spreading to wildland and fire originating in wildland spreading to structures.

Chapter 7 Maintenance Requirements.

Chapter 7 provides maintenance requirements that are applicable to the fire hazard mitigation of structures and premises regulated by the code. New construction requirements are in Chapters 4, 5 and 6.

Chapter 8 Referenced Standards.

Chapter 8 lists all of the product and installation standards and codes that are referenced throughout Chapters 1 through 7 and includes identification of the promulgators and the section numbers in which the standards and codes are referenced. As stated in Section 102.4, these standards and codes become an enforceable part of the code (to the prescribed extent of the reference) as if printed in the body of the code.

Appendix A General Requirements.

Appendix A while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide fire-protection measures supplemental to those found in Chapter 6 to reduce the threat of wildfire in a wildland-urban interface area and improve the capability for controlling such fires. This appendix includes detailed requirements for vegetation control; the code official's authority to close wildland-interface areas in times of high fire danger; control of fires, fireworks usage and other sources of ignition; storage of hazardous materials and combustibles; bans on the dumping of waste materials and ashes and coals in wildland-urban interface areas; protection of pumps and water supplies; and limits on temporary uses within the wildland-urban interface area.

Appendix B Vegetation Management Plan.

Appendix B, while not part of the code, can become part of the code when specifically included in the adopting ordinance. Its purpose is to provide criteria for submitting vegetation management plans, specifying their content and establishing a criterion for considering vegetation management as being a fuel modification.

Appendix C Fire Hazard Severity Form.

Appendix C, while not part of the code, can become part of the code (replacing Table 502.1) when specifically included in the adopting ordinance. Its purpose is to provide an alternative methodology to using Table 502.1 for analyzing the fire hazard severity of building sites using a preassigned value/scoring system for each feature that impacts the hazard level of a building site. Included in the evaluation are site access, types and management of vegetation, percentage of defensible space on the site, site topography, class of roofing and other construction materials used on the building (existing or to be constructed on the site), fire protection water supply, and whether utilities are installed above or below ground.

Appendix D Fire Danger Rating System.

Appendix D is an excerpt from the National Fire Danger Rating System (NFDRS), 1978, United States Department of Agriculture Forest Service, General Technical Report INT-39, and is for information purposes and is not intended for adoption. The fuel models that are included are only general descriptions because they represent all wildfire fuels from Florida to Alaska and from the East Coast to California.

NFDRS is a set of computer programs and algorithms that allow land management agencies to estimate today's or tomorrow's fire danger for a given rating area. The NFDRS characterizes fire danger by evaluating the approximate upper limit of fire behavior in a fire danger rating area during a 24-hour period based on fuels, topography and weather, or what is commonly called the fire triangle. Fire danger ratings are guides for initiating presuppression activities and selecting the appropriate level of initial response to a reported wildfire in lieu of detailed, site- and time-specific information.

Predicting the potential behavior and effects of wildland fire are essential tasks in fire management. Surface fire behavior and fire effects models and prediction systems are driven in part by fuelbed inputs such as load, bulk density, fuel particle size, heat content and moisture content. To facilitate use in models and systems, fuelbed inputs have been formulated into fuel models. A fuel model is a set of fuelbed inputs needed by a particular fire behavior or fire effects model. Different kinds of fuel models are used in fire spread models in a variety of fire behavior modeling systems. The fuel models in this appendix correlate with the light, medium and heavy fuel definitions found in Chapter 2.

Appendix E Findings of Fact.

Appendix E is an informational appendix that intends to provide a methodology for presenting the findings of fact that are required by Chapter 3 when a jurisdiction defines and establishes a wildland-urban interface area that will be the subject of regulation by the IWUIC. The development of a written "findings of fact" that justifies designation of wildland-interface areas by local jurisdictions requires that a certain amount of research and analysis be conducted to support a written finding that is both credible and professional. In the context of adopting a supplemental document such as the wildland-urban interface declaration, the writing of these findings is essential in creating the maps and overlap needed to use their specific options.

The purpose of this appendix is to provide an overview of how local officials could approach this process. There are three essential phenomena cited in some adoption statutes that vary from community to community: climate, topography and geography. Although it could be argued that other factors should be prioritized in statutes specific to any given locality, these three features are also consistent with standard code text that offers the opportunity to be more restrictive than local codes. The process demands a high level of professionalism to protect the jurisdiction's credibility in adopting more restrictive requirements. A superficial effort in preparing the findings of fact could jeopardize the proposed or adopted code restriction. Jurisdictions should devote a sufficient amount of time to draft the findings of fact to ensure that the facts are accurate, comprehensive and verifiable.

Appendix F Characteristics of Fire-Smart Vegetation.

Appendix F is an informational appendix provided for the convenience of the code user. It is simply a compilation of the eight characteristics of fire-smart vegetation that can be used effectively within wildland-urban interface areas to reduce the likelihood of fire spread through vegetation.

Appendix G Voluntary Home-Hardening Recommendations.

Appendix G is an informational appendix that provides discussion of some elements of voluntary home-hardening recommendations and their role in enhancing the protection of exposed structures in the wildland-urban interface. To accept voluntary home-hardening recommendations, the code official must carefully examine whether they will be in place at the time of an event and whether they will assist or actually complicate the defense of the structure by fire suppression forces if they are available.

PREFACE

Appendix H Board of Appeals.

Appendix H contains the provisions for appeal and the establishment of a board of appeals. The provisions include the application for an appeal, the makeup of the board of appeals and the conduct of the appeal process.

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