



Western States 2026 WUI Wildland-Urban Interface Laws



Sheds & Accessory Building REQUIREMENTS

Western States WUI / Home-Hardening Snapshot

Shed Manufacturers (2026)

Overview

This document provides shed manufacturers with a state-by-state breakdown of Wildland-Urban Interface (WUI) building codes and wildfire home-hardening requirements across 11 western states. Understanding these requirements is critical for positioning fire-resistant, code-compliant shed products in high-growth wildfire markets.

WUI Definition: **Wildland-Urban Interface (WUI)** refers to areas where human development meets or intermixes with wildland vegetation, creating elevated wildfire risk[1][2].

State-by-State WUI Requirements for Sheds and Accessory Buildings

Oregon (OR)

Statewide WUI / Home-Hardening Code (2026)

R327 wildfire home-hardening chapter in Oregon Residential Specialty Code; adoption and mapping done by local jurisdictions[3][4].

When Do Sheds Trigger WUI Requirements?

Accessory structures over 400 sq ft and within 50 feet of a dwelling in mapped wildfire-hazard areas must meet R327 when newly constructed or substantially remodeled[5][6].

Key Hardening Elements for Sheds

- Noncombustible/Class A roofs
 - Noncombustible or ignition-resistant exterior walls
 - Ember-resistant vents
 - Defensible space within 5 feet[3][7]
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Washington (WA)

Statewide WUI / Home-Hardening Code (2026)

Statewide Wildland-Urban Interface Code (WAC 51-55); enforced where local WUI areas are mapped and designated[8][9].

When Do Sheds Trigger WUI Requirements?

Larger accessory buildings or those treated as additions near dwellings in WUI zones must meet WUI code; some jurisdictions exempt small sheds under 120 sq ft or one-story detached structures[10][11].

Key Hardening Elements for Sheds

- Class A roof assemblies
- Noncombustible or ignition-resistant exterior walls
- Ember-resistant vents ($\leq 1/4$ " mesh or tested products)
- Defensible space[8][12]

California (CA)

Statewide WUI / Home-Hardening Code (2026)

CBC Chapter 7A for Fire Hazard Severity Zones and Local WUI Fire Areas; broad statewide application in mapped zones[13][14].

When Do Sheds Trigger WUI Requirements?

Accessory buildings within approximately 50 feet of a regulated dwelling or over certain size thresholds in 7A zones must comply; smaller detached sheds at safe distances may be exempt[15][16].

Key Hardening Elements for Sheds

- Class A/noncombustible roofs
 - Ignition-resistant or noncombustible exterior walls and trim
 - Ember-resistant vents
 - Protected eaves and decking[13][15]
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Colorado (CO)

Statewide WUI / Home-Hardening Code (2026)

Yes – Colorado Wildfire Resiliency Code (CWRC) applies statewide in mapped WUI areas[17][18][19].

When Do Sheds Trigger WUI Requirements?

Accessory structures/outbuildings in CWRC zones must meet ignition-resistant standards when new or substantially altered (size/distance triggers defined locally)[19][20].

Key Hardening Elements for Sheds

- Class A roofs
 - Noncombustible or ignition-resistant siding and trim
 - Ember-resistant vents and openings
 - Defensible space by WUI class[18][19][21]
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Utah (UT)

Statewide WUI / Home-Hardening Code (2026)

Yes – HB 48 mandates all participating cities/counties adopt and enforce Utah WUI code by 1/1/2026[22][23][24].

When Do Sheds Trigger WUI Requirements?

New accessory buildings and major renovations in high-risk WUI must use fire-resistant roofs and siding; detached sheds are included when they exceed size/proximity thresholds[23].

Key Hardening Elements for Sheds

- Fire-resistant roofing and siding (no wood shakes)
 - Ember-resistant vents
 - Defensible space around structure[22][23]
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Idaho (ID)

Statewide WUI / Home-Hardening Code (2026)

No single statewide WUI code; multiple counties (Boise County, etc.) have local WUI/ignition-resistant ordinances[25][26].

When Do Sheds Trigger WUI Requirements?

Where WUI ordinances are adopted, accessory buildings in hazard zones must follow ignition-resistant construction tables for roof and wall assemblies[26].

Key Hardening Elements for Sheds

- Ignition-resistant exterior walls and roofs by hazard class (Class 1–3)
 - Limited combustible projections
 - Defensible space[26]
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Nevada (NV)

Statewide WUI / Home-Hardening Code (2026)

No uniform statewide WUI building code; some fire districts (Truckee Meadows, etc.) enforce IWUIC-based rules[25][27].

When Do Sheds Trigger WUI Requirements?

In districts with WUI codes, new accessory buildings in Moderate/High/Extreme WUI must meet ignition-resistant construction; small detached sheds may be exempt by size/distance[27].

Key Hardening Elements for Sheds

- Class A roofs
 - Ignition-resistant or noncombustible exterior walls
 - Ember-resistant vents
 - Defensible space per IWUIC[27][28]
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Arizona (AZ)

Statewide WUI / Home-Hardening Code (2026)

No single statewide WUI code; cities like Flagstaff adopt IWUIC with local amendments[25][29].

When Do Sheds Trigger WUI Requirements?

Local WUI ordinances apply to accessory buildings in mapped WUI when they exceed exempt size/distance thresholds or are attached/close to primary dwelling[29].

Key Hardening Elements for Sheds

- Prohibition on wood roofs
 - Ignition-resistant/noncombustible exterior walls
 - Ember-resistant vents
 - Defensible space[29][28]
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Montana (MT)

Statewide WUI / Home-Hardening Code (2026)

No unified statewide WUI code; some counties promote ignition-resistant construction guidance and local WUI rules[25][30].

When Do Sheds Trigger WUI Requirements?

Where WUI ordinances exist, accessory buildings and outbuildings in WUI zones must use ignition-resistant walls/roofs when built or substantially altered[30].

Key Hardening Elements for Sheds

- Ignition-resistant walls and roofs
 - Sealed gaps and protected vents
 - Emphasis on metal or stucco at vulnerable junctions
 - Defensible space[30]
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Wyoming (WY)

Statewide WUI / Home-Hardening Code (2026)

No clear statewide WUI building code; adoption is local and often limited to planning/forestry guidance[25][31].

When Do Sheds Trigger WUI Requirements?

In jurisdictions that adopt IWUIC or similar, accessory structures in WUI must comply with ignition-resistant construction when they meet size/occupancy/proximity thresholds[32][28].

Key Hardening Elements for Sheds

- IWUIC-style package: ignition-resistant construction
 - Class A roofs
 - Protected openings
 - Defensible space[32][28]
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New Mexico (NM)

Statewide WUI / Home-Hardening Code (2026)

No statewide WUI code; counties like Los Alamos have formally adopted WUI codes with ignition-resistant construction classes[25][33].

When Do Sheds Trigger WUI Requirements?

New accessory buildings and major repairs in WUI must use fire-resistant materials for roofs and outside walls; distance and size exemptions vary by jurisdiction[33].

Key Hardening Elements for Sheds

- Class 1 ignition-resistant construction: fire-resistant roofs, exterior walls, decks, vents, and openings in WUI[33]
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ShieldCore™ Value Proposition for Shed Manufacturers

Code-Ready Out of the Box

Non-wood, fire-resistant steel frames and insulated metal panels naturally meet or exceed WUI requirements for noncombustible/ignition-resistant exteriors across all 11 western states[34].

Single-System Simplicity

Eliminates need to source separate fire-rated siding, roofing, and framing—ShieldCore delivers the entire envelope in one product line[34].

Premium Positioning

Allowing manufacturers to market "wildfire-ready" or "WUI-compliant" sheds at higher margins in high-risk western markets where building codes increasingly mandate fire-resistant construction[34].

Fast Assembly

Interlocking panels and welded steel frames accelerate production and on-site setup compared with multi-step wood framing and traditional siding[34].

Durability Story

No rot, mold, termites, or repainting—a compelling sales message for customers in fire-prone, defensible-space zones where maintenance access is limited[34].

Market Opportunity

With Colorado and Utah implementing mandatory statewide WUI codes in 2025–2026, and California, Oregon, and Washington continuing to tighten requirements, the addressable market for fire-resistant accessory buildings is expanding rapidly across the West[17][22][13][3][8].

Summary

Shed manufacturers who adopt ShieldCore™ thermal insulated metal building systems position themselves to capture premium margins in the fastest-growing segment of the western shed market: wildfire-resistant, code-compliant accessory buildings. As WUI regulations tighten and homeowner awareness of wildfire risk increases, non-wood, fire-rated shed solutions will transition from niche premium products to standard offerings in high-risk markets.

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