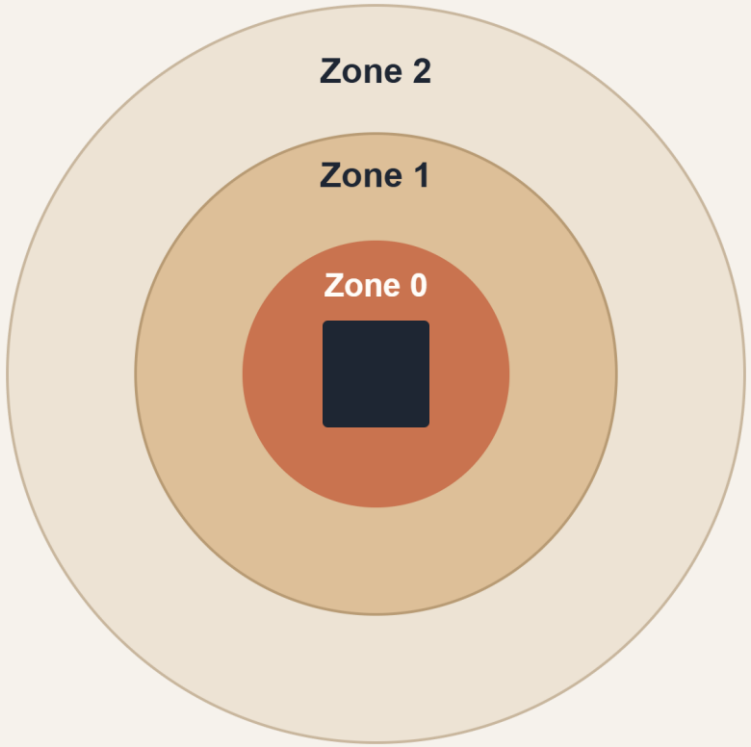
TITLE 24, PART 7 · IN FORCE JANUARY 2026

California’s wildfire code covers three layers



0–5 ft · 5–30 ft · 30–100 ft (not to scale)

Site and community

Fire-truck access, water supply and fire protection plans for new development.

Building envelope

Ember- and ignition-resistant roofs, walls, windows, vents, eaves and decks.

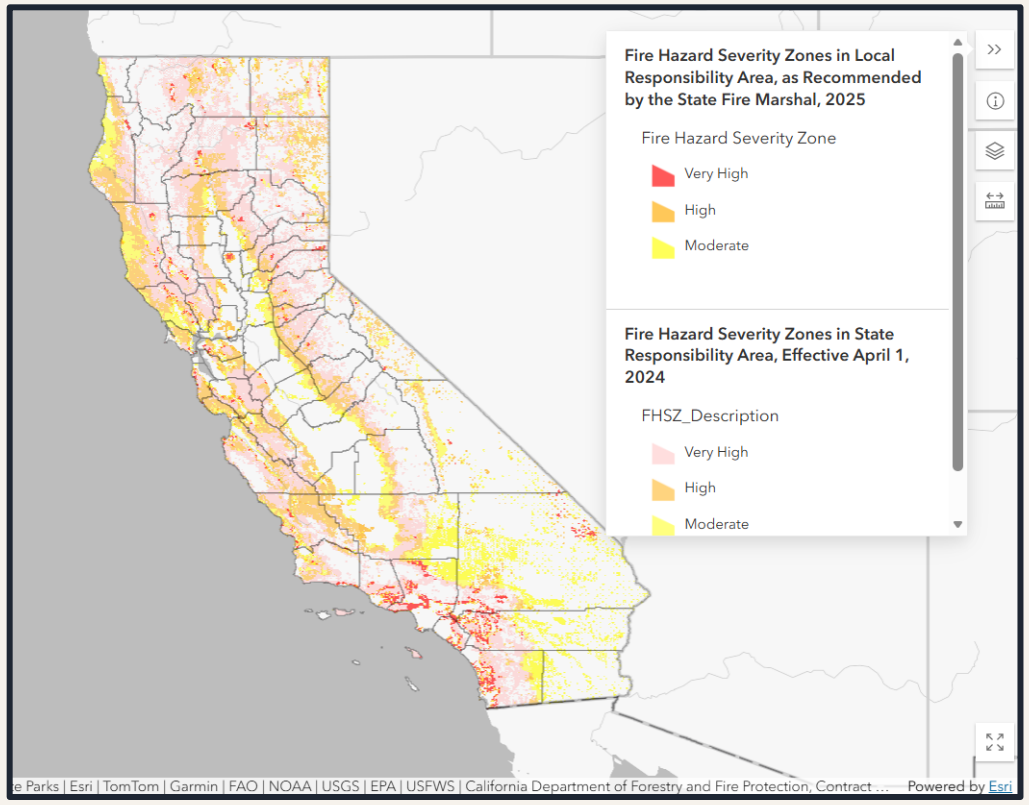
Defensible space

Vegetation managed in zones around every building, with upkeep required over time.

Based on the 2024 International WUI Code. Replaces CBC Chapter 7A and CRC R337.

WHERE IT APPLIES

A hazard map triggers the code, not building type



Hazard zone	State areas	Cities
Very high	Covered	Covered
High	Covered	Covered
Moderate	Covered	Not covered

+1.4 M acres added to high and very high zones in the 2025 map update

Any building type or size

New, additions and alterations. Only small outbuildings 50+ ft away are exempt.

“State areas” = State Responsibility Areas (unincorporated land). “Cities” = Local Responsibility Areas. Cities may add zones but not downgrade them.

CROSSOVERS WITH THE ENERGY CODE

One envelope, now shaped by two codes

Component	Part 7 (wildfire) asks for	Where it meets Part 6 (energy)
Attic and crawlspace vents	Ember-resistant vents	Unvented or conditioned attics sidestep the problem
Windows	Fire-resistant glazing (Tempered glass resists cracking from radiant heat)	Same unit sets U-factor and SHGC
Walls	Ignition-resistant assemblies	Continuous insulation must fit inside them
Roofs	Class A roof covering	Shares the roof with cool roof and solar-ready rules
Landscaping	Clearance next to the building	Can remove trees used for passive shading
Smoke	Not addressed	Part 6 filtration and ventilation are the de facto defense

Continuous insulation. Rigid foam (EPS, XPS, polyiso) on the outside of the sheathing is combustible.

Mineral wool continuous insulation is noncombustible and avoids the problem.

WHY IT MATTERS FOR RESILIENCY AND MODELING

California already writes hazard-specific resilience codes

Precedent

A separate resilience part of Title 24, beside the energy code, the way Part O sits beside Part L.

Momentum

After the January 2025 LA fires: emergency amendments, expanded maps and a new 5-ft Zone 0.

Modeled triggers

Hazard zones come from modeled fuels, fire behavior and burn probability over 30–50 years.

> **The gap: Part 7 is prescriptive and wildfire-only. Nothing in Title 24 tests indoor heat, and no part has a simulation path.**