

City of Prescott

Fire Board of Appeals



March 26, 2026 | 1:00 PM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Fire Board of Appeals** at their meeting to be held **March 26, 2026**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the December 11, 2025 Fire Board of Appeals Meeting Minutes.
 - B. Presentation & Discussion Regarding the Adoption of the 2024 Wildland Urban Interface Code Amendments.
4. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 3/20/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: March 26 Fire Board of Appeals
DATE: March 26, 2026
DEPT: Fire Department
ITEM #: 3.A
SUBJECT: Approval of the December 11, 2025 Fire Board of Appeals Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the December 11, 2025 meeting minutes. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. December 11, 2025 Fire Board of Appeals Minutes



City of Prescott

Fire Board of Appeals

December 11, 2025 | 1:00 PM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Betts called the meeting to order at 1:17 p.m.

2. ROLL CALL

Chair Robert Betts
Board Member Michael King
Board Member Robert Rudolph
Board Member Robert Gebel (Excused)
Board Member Roger Seewald (Excused)

3. DISCUSSION & ACTION ITEMS

A. Introduction & Welcome of Fire Board of Appeals Members.

Chair Betts welcomed everyone and requested that all Fire Board of Appeals members present provide a brief introduction of themselves.

Board discussion related to Chair Betts' request.

B. Discussion & Appointment of a Vice Chair for the Board.

**MOTION BY MEMBER KING TO APPOINT HIMSELF AS VICE CHAIR;
SECONDED BY CHAIR BETTS: PASSED (3 - 0)**

C. Approval of the March 26, 2021 Fire Board of Appeals Meeting Minutes.

**MOTION BY VICE CHAIR KING TO APPROVE THE MINUTES AS
PRESENTED; SECONDED BY CHAIR BETTS: PASSED (2 - 0 -1) MEMBER
RUDOLPH ABSTAINED**

D. Presentation & Discussion Regarding the Adopted 2024 International Fire Code Amendments.

Fire Marshal Anthony Valdez provided a presentation regarding the 2024 Fire Code review, adopted ordinance, and resolution. He noted that typically this review would come to the Board in advance of going to the Council, however, the Board was not able to convene to accomplish this goal. Mr. Valdez provided an overview of the revisions to the Code as adopted by the Council. Building and

Fire Chiefs collaborated to review amendments ensuring best practices, consistency, and alignment between NFPA and IFC model codes. Emphasis on firefighter safety and reducing conflicts with existing city engineering standards. Code implemented will default to the more strict standard, and new codes reduce negative outcomes to strengthen public safety.

Mr. Valdez emphasized significant stakeholder engagement, including internal teams, external parties, YCCA, and contractors, who were in agreement with the proposed amendments.

Chair Betts acknowledged the importance of YCCA input.

Member of the public and Council Liaison Cathey Rusing asked about requirements for secondary access for emergency vehicles in the event of an emergency, she recalled specific past incidents such as the Indian Fire where lack of secondary access created major evacuation and response challenges.

Mr. Valdez clarified that secondary access requirements allow for flexible, practical options depending on neighborhood needs. Access must be an all-weather surface and maintained, and he expressed the department's commitment to reducing risk and serving the community.

This item was for discussion only, no formal action was taken.

4. UPDATES

Mr. Valdez informed the Board that review for the 2024 WUI Code adoption is underway. He briefly reviewed the proposed timeline for the process.

5. ADJOURNMENT

There being no further business to discuss, Chair Betts adjourned the meeting at 2:23 p.m.

ROBERT BETTS, Chair

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Voting Meeting of the City Council Voting Meeting of the City of Prescott, Arizona held on December 11, 2025. I further certify the meeting was duly called and held and that a quorum was present.

Board Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: March 26 Fire Board of Appeals
DATE: March 26, 2026
DEPT: Fire Department
ITEM #: 3.B
SUBJECT: Presentation & Discussion Regarding the Adoption of the 2024 Wildland Urban Interface Code Amendments.

ITEM SUMMARY

This item is a presentation regarding the proposed update to the City's adopted Wildland-Urban Interface Code (IWUIC), transitioning from the 2012 edition to the 2024 edition. The presentation will provide an overview of the IWUIC's purpose and scope, and how the proposed updates aim to improve wildfire resilience through enhanced building standards, vegetation management, and risk-based approaches. This item is intended to inform and gather feedback.

BACKGROUND

The Wildland-Urban Interface Code (IWUIC) establishes minimum regulations intended to safeguard life and property from wildfire and structure fire exposure in areas where developed land meets natural vegetation. The City first adopted the IWUIC in 2002 and has since updated it in 2008 and 2014.

The proposed 2024 update reflects current best practices and data-driven approaches to wildfire mitigation. Key elements include updated vegetation management requirements, ignition-resistant construction standards, and a broader, more comprehensive application of WUI regulations. The update also emphasizes community-wide resilience, recognizing that individual property mitigation efforts are most effective when implemented at a neighborhood scale.

This presentation supports ongoing efforts to reduce wildfire risk, improve code clarity and enforceability, and align the City with modern standards that promote a more fire-adapted community.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

1. Presentation_WUI Updates



The Wildfire Threat in Prescott

Prescott Fire Department

Why are we in this situation?

- We Live in a Fire Adapted Ecosystem
- A Century of Suppression
- A Century of Increasing Population
- Buildings Without Defensible Space
- Hot & Dry Climate Cycle

Understanding Some Differences

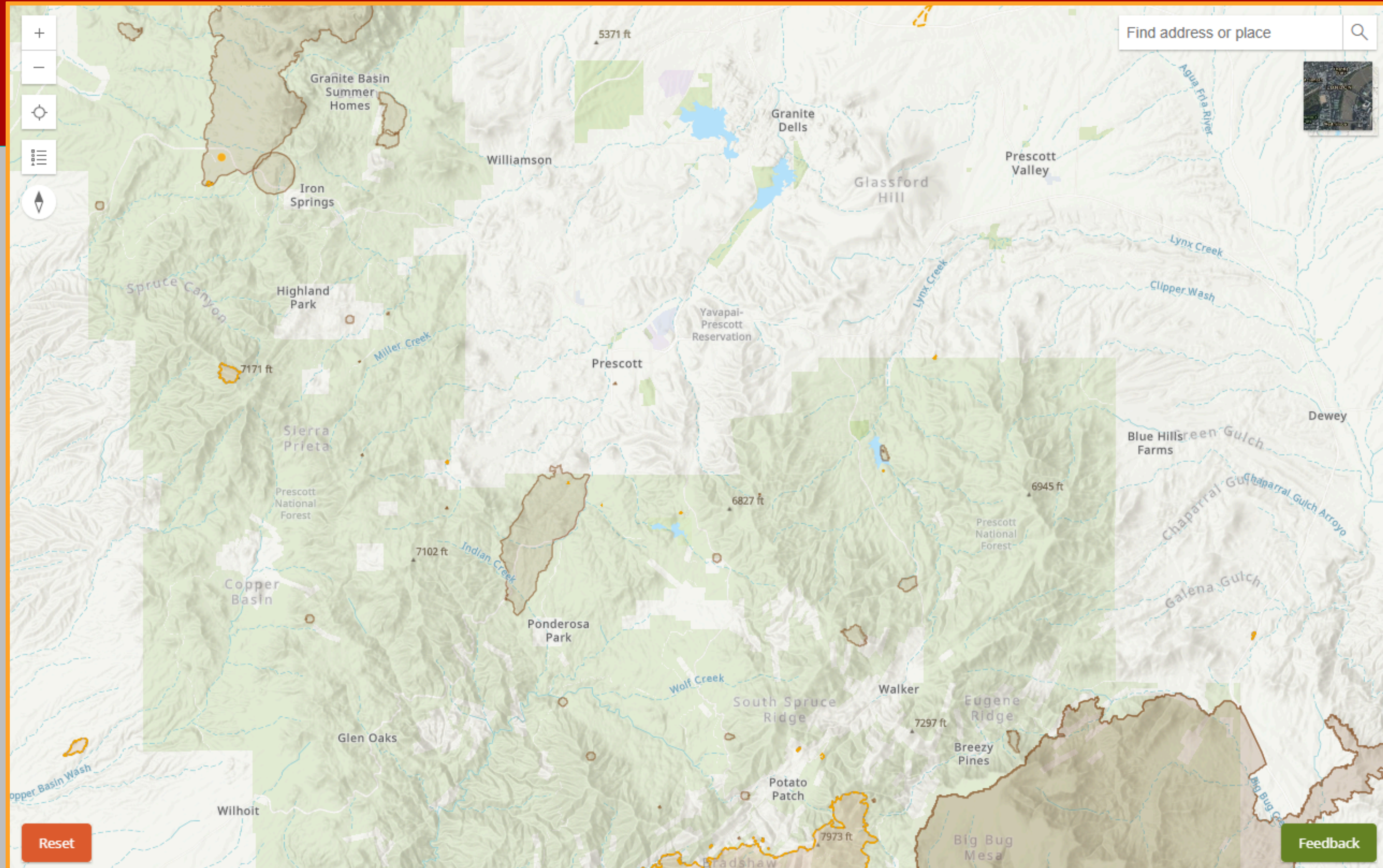
- Wildfire vs. Urban Conflagration
- Hazard Map vs. Risk Maps
- IWUIC's Role



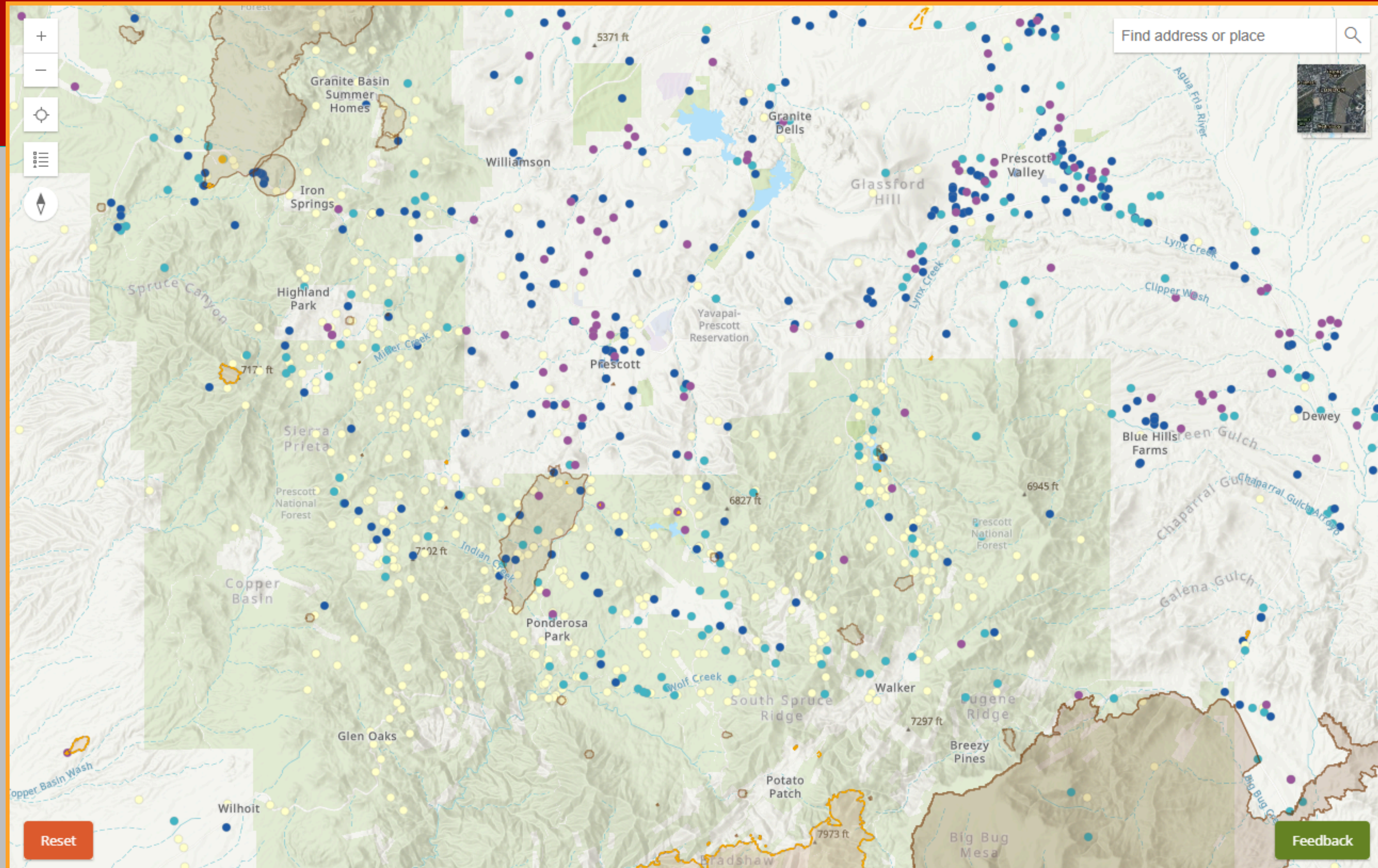
The Three Pillars of Urban Conflagrations

- **Structure Separation** – at less than 30ft spacing, damage risk increases (IBHS wants 60ft)
- **Connective Fuels (NOT just Vegetation)** – first 5 ft most important. If Zone 2 exceeds 25% vegetation, almost guaranteed to get damaged or destroyed (87% in L.A.)
- **Building Materials** – Class A roof, noncombustible siding, double-pane windows, enclosed eaves, 1/8” vent screens (Just these components improved L.A. homes’ survivability from 36% to 50%)

Significant Wildfires in the Prescott



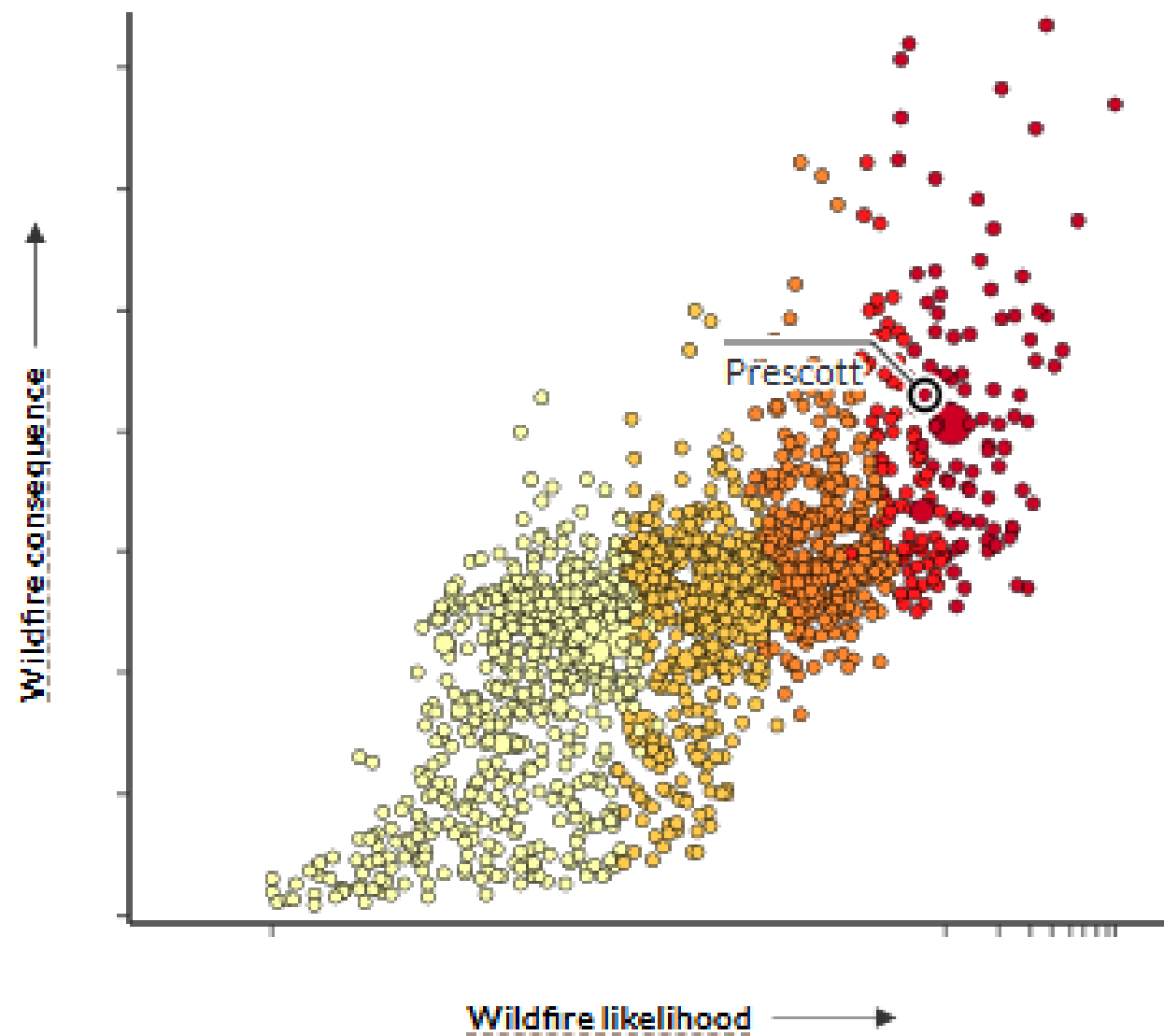
Wildfires stopped by Local Agencies



The Insurance Conundrum: Nonrenewal

Non-renewals have increased 3-fold in 200 counties across the USA

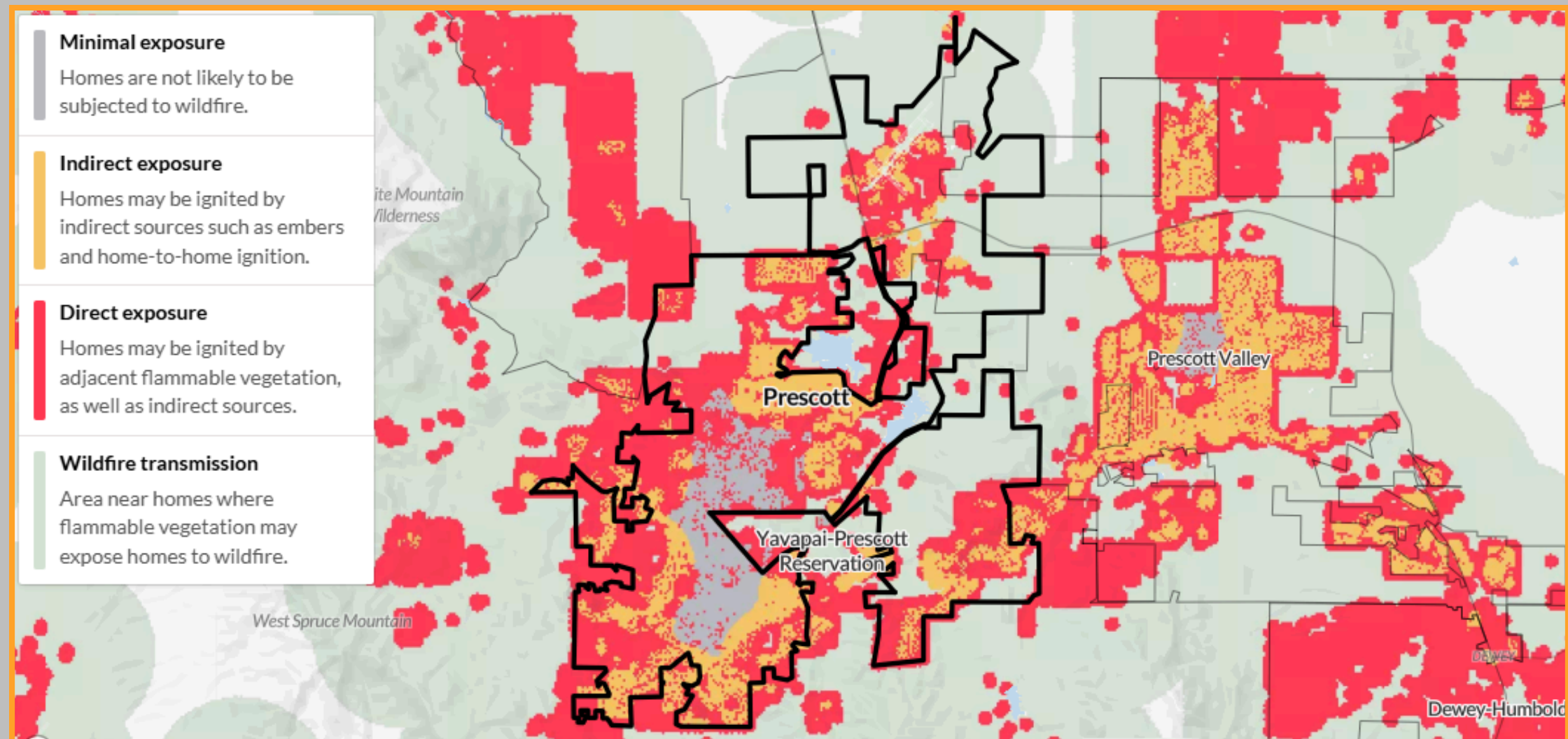
Compare risk to homes



Risk to homes in US



Population



Images: wildfirerisk.org (Department of the Interior)

IBHS – Insurance Institute for Business and Home Safety

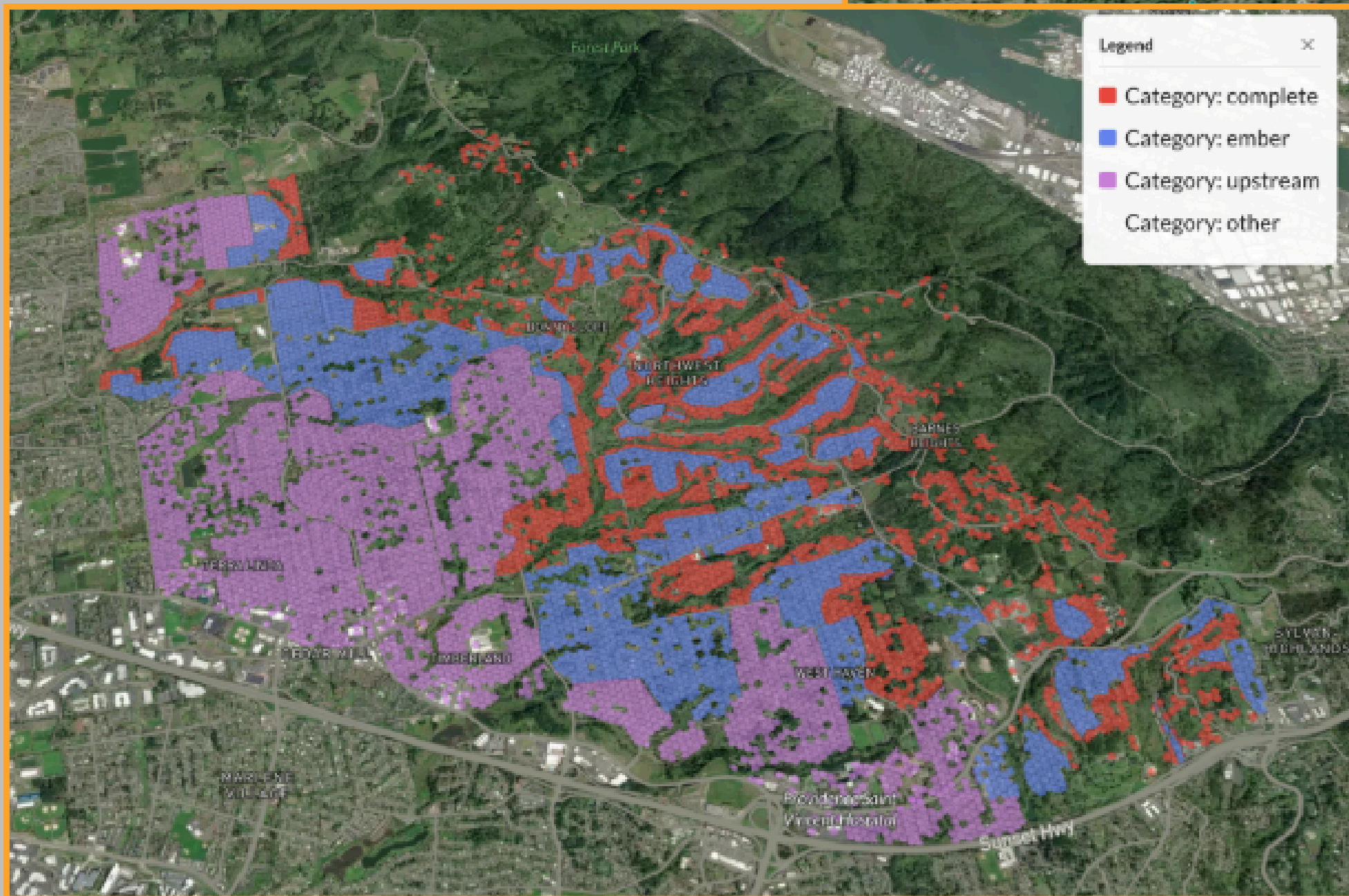
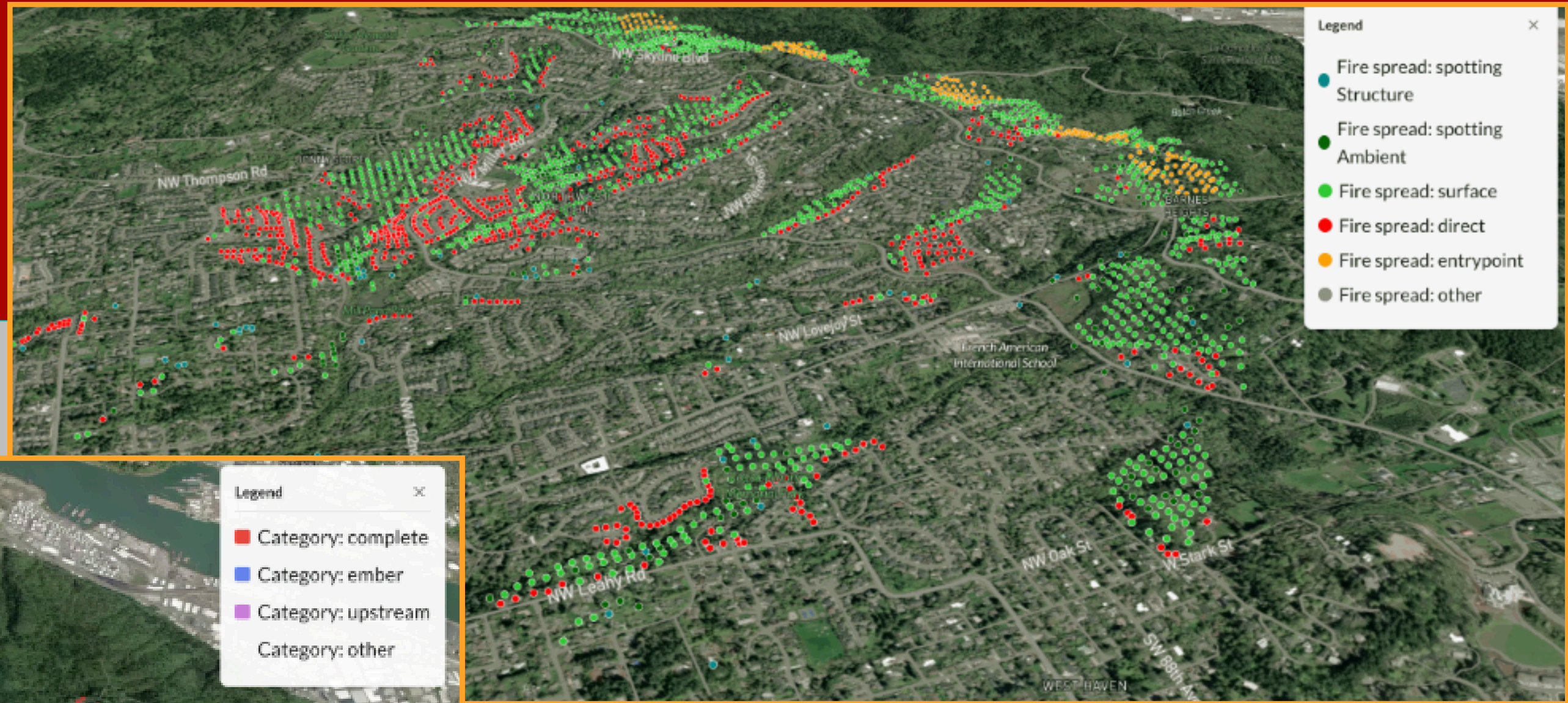


“Everyone should do everything everywhere”

- Vegetation Management – *“moats in the landscape are not the answer”*
- Parcel Hardening – WUI code use, home hardening, defensible space
- Ember Cast Issues – Class A roof & assembly, retrofit attic screens, Zone 1 w/ zero combustibles
- Scale-level neighborhood hardening – one home improved is not enough to change the course



Risk Mapping



What is a City's role in promoting wildfire resilience?

- Is resiliency the City's responsibility or the homeowners?
- How about the State and the Federal government? Do they have a role?
- Should we penalize or incentivize?



The City of Prescott:

PREVENTION

- Wildland-Urban Interface Building Codes
- Wildfire Risk Manager
- Public Outreach
- Defensible Space Inspections
- Chipping Service
- May brush on-site pick-up
- Mitigation Grants
- Roll-off Dumpster
- Yavapai Firewise (PAWUIC) relationship
- Forestry Crew

SUPPRESSION

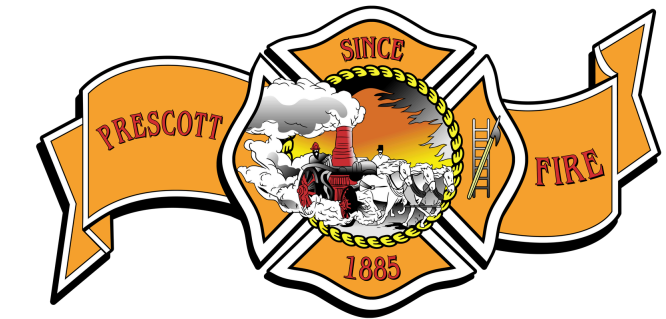
- Prescott Fire Wildland Firefighters
- Automatic Aid Agreements
- Basin Drill
- Co-housing at Station 71

ON THE HORIZON

- CWPP – Community Wildfire Protection Plan
- Grant Funding

Prescott Fire Department

ANTHONY VALDEZ
DIVISION CHIEF | FIRE MARSHAL



**2024 International Wildland-Urban
Interface Code (IWUIC)
Community Outreach**



Why We're Here

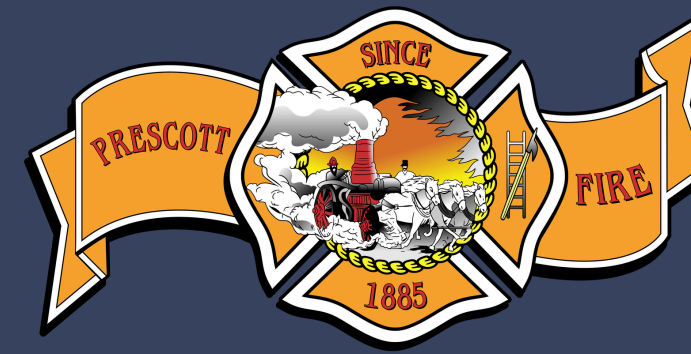
- Overview of the IWUIC
- History of the City of Prescott's IWUIC adoption
- Current experience with the IWUIC
- Goals of adopting the updated edition
- Highlights of proposed changes
- Opportunity for public feedback



(Image credit - South Metro Fire Rescue)

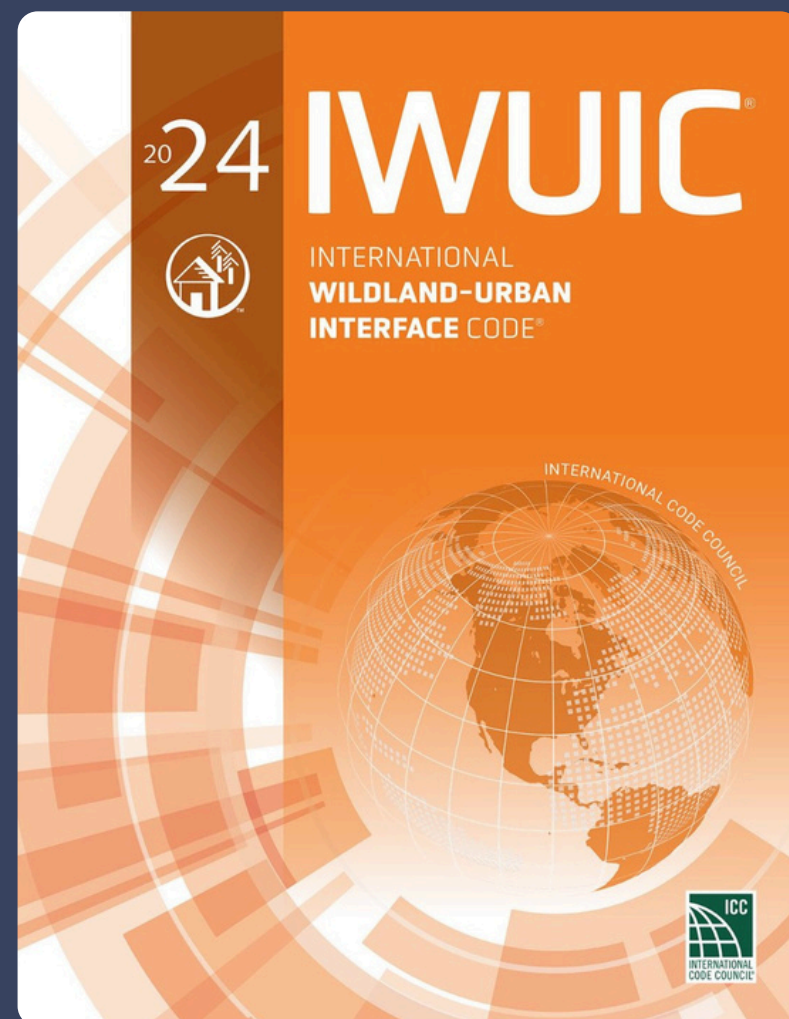


Overview of the IWUIC



Scope:

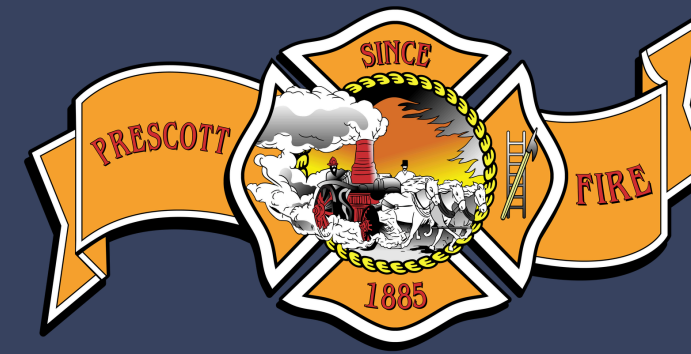
"The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction..."



Purpose:

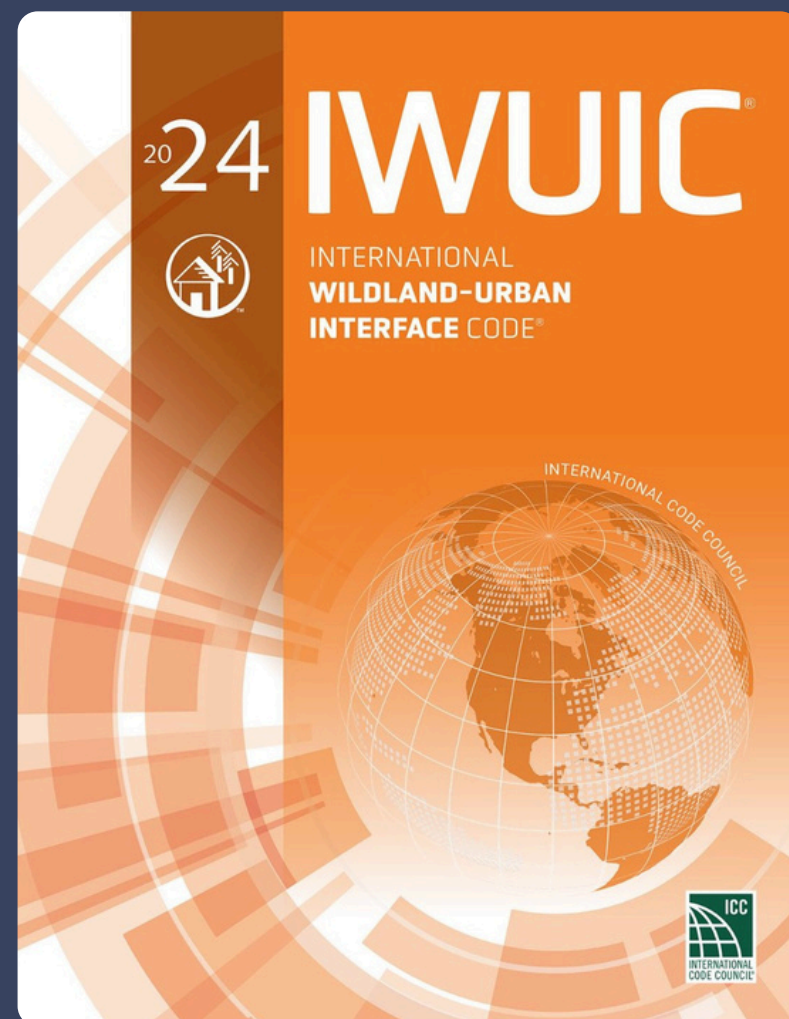
*"...to establish minimum regulations for the safeguarding of life and for property protection.
...are intended to mitigate risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structure and to mitigate structure fires from spreading to wildland fuels...to the extent intended to be tiered commensurate with the relative level of hazard present... This code supplements the other locally adopted codes with special regulations."*

Overview of the IWUIC cont.



Additions and Alterations:

"...shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure."

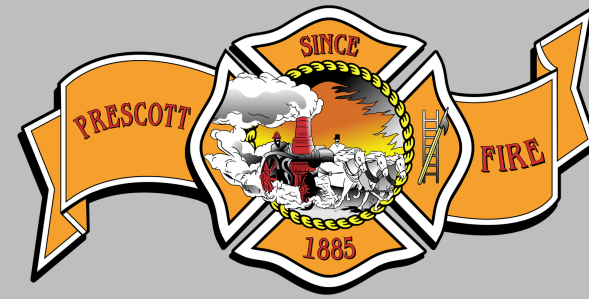


Maintenance:

"Buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed."

This is the owner or owner's authorized agent's responsibility.

Historic View

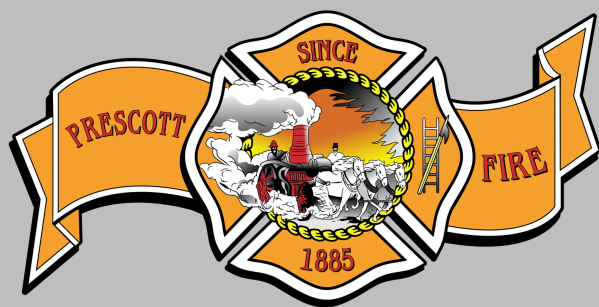


- August 28, 1990 City of Prescott created the “Prescott Area Wildland/Urban Interface Commission” to advise local government in the identification and prioritization of Wildland/Urban Interface issues.
- November 2002 the City of Prescott adopted the first version of the International Code Council’s Wildland Urban Interface Code – “Urban-Wildland Interface Code”
 - Created the first version of the Wildland Urban Interface designated area that is used to this day.
- The City has since adopted the 2006 and 2012 editions of the IWUIC.



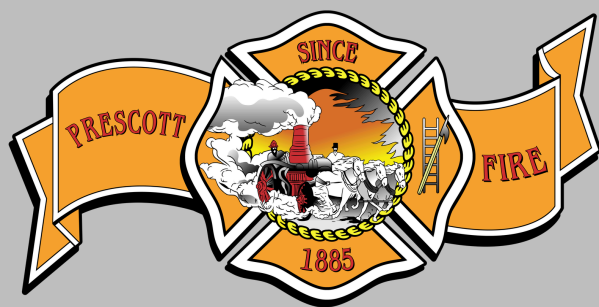
Current Experience Enforcing the IWUIC

- Has not been consistently enforced since its inception.
- Many facets of the locally amended code create confusion with interpretation and understanding.
- Complexity with existing structures and new construction to those structures.
- Industry challenges in adapting to code requirements.
- Many design professionals and contractors are not familiar with the provisions of the IWUIC.
- Been successful in our continual efforts to reduce risk in our community to create more resiliency with hardening structures and vegetation management.



GOALS OF ADOPTING THE 2024 IWUIC

- Develop a collaborative solution that fosters an effective strategy for ongoing efforts to minimize wildfire risks and cultivate a fire-adapted community.
- Utilize data-driven decisions for local code amendments.
- Align initiatives with industry best practices.
- Promote community resilience and assist homeowners in acquiring and maintaining their insurance policies.



Highlights of Proposed Changes

- Redesignating our wildland-urban interface to encompass the entire city limits.
- Data and science informed risk assessment to determine ignition-resistant construction and materials.
- Updating our vegetation management requirements to incorporate modern best practices.
- Creating a base standard construction requirement to include, Class A roofs, enclosed eaves, and protected vents.
- Existing structures that undergo minor modifications are exempt from the IWUIC construction regulations; however, they must still adhere to the vegetation management provisions.

(Image credit: FEMA)



Open Discussion & Feedback



Community Feedback Survey

Contact Info:

- Anthony Valdez - Division Chief | Fire Marshal
 - Anthony.Valdez@prescott-az.gov
- Conrad Jackson - Wildfire Risk Manager
 - Conrad.Jackson@prescott-az.gov

928-777-1700

prescottfire.org

