
CWUI WORK GROUP

Meeting Minutes – July 2, 2025



Work Group Representatives

Contacts:

Chair - Crystal Sujeski, OSFM-CDA-Div. Chief, (510) 846-1276, crystal.sujeski@fire.ca.gov

Co-Chair – John Morgan OSFM – CWPM Staff Chief

Co-Chair – Mitchel Baker (HCD representative)

1. CALL TO ORDER: Sujeski called the meeting to order at 1:03 PM

Sujeski

- A. Welcome/Introductions
- B. Introductions - Roll Call/Roster Update – All participated
 - i. Sujeski
 - 1. We would appreciate it if you could fill out that form so we can capture everyone's correct e-mail address.
- C. Agenda Review –
 - i. Sujeski
 - 1. The meeting agenda will be posted in the committee section of the OSFM website with Minutes.
 - a. Review how to access and subscribe for OSFM Work Group notifications and emails.
[Workgroups | OSFM](#)
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Motion: Kevin Scott / Milad Shabanian Action: Approved
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2. OLD BUSINESS

Sujeski

- A. Charter – Status Update
 - i. In review with OSFM Executive for final approval
- B. Proposals – Drafted proposal need to be email to the following parties to be added to the agendas and minutes.
 - i. Crystal.Sujeski@fire.ca.gov
 - ii. John.Morgan@fire.ca.gov
 - iii. mitchel.baker@hcd.ca.gov
 - iv. Jena.Garcia@fire.ca.gov

3. NEW BUSINESS

Sujeski

- A. Sub-Groups - Report
 - a. **AB 2322 CH7A ASCE 7 Sub-Group** – Paul Armstrong parmstrong@awc.org and Sunup Matthew smathew@imiweb.org (reported)
 - i. The group is meeting twice or bi-weekly

- ii. Structures are being reviewed under Risk Categories 3 and 4. These are typically considered critical infrastructure such as fire stations, police station, hospitals, etc. The goal is to provide provisions to protect critical infrastructure from wildfire.
 - 1. Review is based on:
 - a. ASC 7 (ASCE 7 – Minimum Design Loads)
 - b. California Building Code
 - iii. The team is close to completing the identification of structures to be included or excluded.
 - iv. Spreadsheet/Table is being used to track review status and decisions:
 - 1. Red: Agreed not to include in the proposed provisions.
 - 2. Green: Agreed to include in the proposed provisions (with some edits/additions).
 - 3. Yellow: Need more discussion before a decision can be made.
 - v. Terminology is being discussed to use to reference the identified structures vs Risk Categories 3 and 4.
 - vi. Applicable to SRA and LRA
 - vii. FHSZ Level of Protection: ½ hour Moderate, 3 hour High, 4 hour Very High
- b. **Scope and Roofing** - Robert Raymer [rraymer@cbia.org](mailto:r-raymer@cbia.org) (No report)
- c. **Accessory Buildings** – Milad Shabanian Milad.Shabanian@stantec.com (reported)
 - i. The group met on June 13th
 - ii. 501.1 vs 101.3.1 Exceptions for Group U
 - 1. Need to verify the location to confirm intent and prevent redundancy.
 - 2. Coordinate/Collaborate with Scope Sub-workgroup.
 - iii. 504.11 - Miscellaneous structures and accessory buildings, and applicable buildings.
 - 1. Unenclosed vs enclosed structures
 - 2. Projection and Deck Requirements
 - 3. Setbacks and separation distance of structures on adjacent property to eliminate fire spread from structure to structure.
 - iv. ICC WUI27 – Proposal language may be helpful
- d. **Weathering / Ignition-Resistant Materials** – Marcelo Hirschler mmh@gbhint.com (No report)
- e. **Vents**- Kevin Scott khscottassoc@gmail.com
 - i. Vents to be considered
 - 1. Covered Vent Types:
 - a. Attic and rafter vents.
 - b. Underfloor vents.
 - 2. Other ventilation openings (for unoccupiable spaces like garages, mechanical rooms).
 - 3. Exempted Vent Types:
 - a. Exhaust openings such as:
 - b. Dryer vents
 - c. Kitchen and bathroom exhausts
 - d. Drain/waste vents
 - e. Direct vent appliances

- ii. Testing and Compliance
 - 1. Be approved by the State Fire Marshal or tested under ASTM E2886, and meet specified pass/fail criteria.
 - 2. (For vents excluded from ASTM E2886, like roof ridge/off-ridge field vents) Meet alternative material and design standards:
 - a. Openings \leq 1/8 inch
 - b. Made of non-combustible, corrosion-resistant materials
- iii. Distance & Placement
 - 1. Add – Non-tested vents must not be within 10 feet of property lines. Does not apply to tested and approved vents
 - 2. Underfloor vents previously required to be "as close to grade as practical" — this language was removed due to fire and flood concerns, and updated understanding from IBHS testing.
- iv. Ventilations Opening – Definitions vs commentary with or without pictures to clarify.
- v. Weathering Test requirements to be considered. Further research needed.

4. ROUNDTABLE

- A. Aaron Phillips- ARMA
 - a. Offered - [Helene Hardy Pierce](#) to support Scope/Roofing sub-group.
- B. Crystal Sujeski –
 - a. [2025 Triennial Edition of Title 24](#) posted on CBSC website.
 - b. [2025 California Wildland Urban Interface Code, Title 24, Part 7](#)
 - c. [AB 130](#) was signed into law after being approved earlier in the day by the California Senate (on a vote of 28-5) and Assembly (on a vote of 62-3). You may remember last week, what was [AB 306](#) was amended into AB 130, specifically sections 29, 30, and 31.
 - d. Parties interested in participating and supporting a sub-group, please contact the leads. Their contact information is linked in the meeting agendas.
- C. Larry Williams –
 - a. Recommended Chapter 6 Sub-group, volunteered to co-chair.
 - i. Kevin Scott volunteered.
 - ii. Proposed drafts needed for the minutes.
- D. Mike Fredy – Building Materials
 - a. Deck framing materials
 - i. Sub-group work on framing material provisions that need additional language perhaps from ICC definitions.
 - b. Chief Sujeski – added that the IWUI has been adopted as model code, now officially law working as the framework for the CWUI.

5. PUBLIC COMMENT

6. UPCOMING MEETING DATE FOR 2024

Sujeski

A. Meetings will be held the **first Wednesday of each month at 1:00 pm** and will remain virtual

i. Next Meeting – August 6, 2025, October

7. MEETING ADJOURNED (Motion Required) 4:00 PM

Sujeski

Motion: Aaron Phillips Motioned to Adjourn
Kevin Scott Seconded.

Action: Approved

If you would like to watch the recording of this meeting, please visit the link below:

- o YouTube: <https://youtu.be/OOIsbSbSkCE>