
CWUI WORK GROUP

Meeting Minutes – April 1, 2026

Posted –



Contacts:

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I. CALL TO ORDER

Welcome/Introductions – Mitchel Baker

Agenda/Minutes Review – [January 7, 2026 Minutes](#) (Greg Andersen/Bob Raymer)

II. OLD BUSINESS

CAC BFO Meeting:

1. Occurred: February 17, 2026
2. [Code Advisory Committee Meetings](#) for agenda items
3. [BFO & SDLF Ad Hoc CAC Recording](#) for the recording of the meeting

Title 24 BFO Public Comment Period April 3 – May 18 for CWUI related items

ICC PCH Hearings – April 19 WUI Proposals will be heard

4. The 2026 PCH Agenda and Discussion Guide are now [available](#).
5. Greg Andersen specifies that this is the ICC Public Comment Hearings in Connecticut and that there will be a large discussion on WUI items.
6. Paul Armstrong states that the WUI portion will be on the first day of the hearings and that if someone would like to go, but hasn't booked a hotel yet, they should soon.
7. [I-Codes Code Development Committees \(CDC\)](#)

III. NEW BUSINESS

Sub-Groups –

1. AB 2322 CH7A ASCE 7 Sub-Group – [Paul Armstrong](#) and [Sunup Mathew](#)
 - i. The sub-group will meet again at the beginning of May
 - ii. Email [Paul Armstrong](#) and [Sunup Mathew](#) to be included
2. Scope – [Bob Raymer](#)
 - i. Emergency adoption took care of the more minor issues the scope committee found
 - ii. There is still the big issue of building standards from 7A which directly affects the shell of the dwelling, defensible space provisions from the public resources code, and Board of Forestry's fire safe development regulations. On top of that is the ICC publication itself and the question arises if the scoping provision specifically what the fire marshal is requiring versus other things. Is it clear in each of these three cases that now we have a book that contains all of this stuff?

- iii. This issue has been discussed frequently and will be the focus of the scope sub-group in the next year.
 - iv. If you would like to get involved with the scope sub-group, send [Bob Raymer](#) an email to join the meetings
- 3. Roofing – [Helene Hardy Pierce](#)
 - i. The sub-group has not met since the last CWUI meeting
 - ii. One item prepped for the subgroup to work on, please email [Helene Hardy Pierce](#) if you have other items to add or want to join the sub group
- 4. Accessory Buildings – [Milad Shabanian](#)
 - i. Not present
- 5. Weathering / Ignition-Resistant Materials – [Marcelo Hirschler](#)
 - i. Not present
- 6. Vents- [Kevin Scott](#)
 - i. Not present
- 7. Chapter 6 – [Larry Williams](#)
 - i. Submitted comments to the BFO CAC meeting
 - ii. Some of the issues were related to scope, State Fire Marshal interpretations and Information Bulletins will probably resolve some items related to applicability of the WUI code into LRA high and moderate zones other than the building standards of Chapter 5 which does apply to the LRA high zone as it already applies to the very high zone.
 - iii. Holding off meeting until later, after this meeting and the comment period for the BFO items.
 - iv. There will be a meeting to review the public comment items to see if the sub-group has any comments they would like to make.
 - v. The focus moving forward is transitioning into the full triennial cycle, something the full work group will be doing as well.
 - vi. If anyone has anything related to Chapter 6, please email [Larry Williams](#)
 - vii. Lary Williams comments on the upcoming agenda items, volunteering to lead the Chapter 2 and Chapter 4 sub-groups, stating that he wishes to combine Chapter 2, 4, and 6 together. Mitchel Baker agrees. No one objects.
- 8. Windows/Doors – [Daniel Gorham/Greg Andersen](#)
 - i. The sub-group has met monthly since January
 - ii. Daniel Gorham states that they have made progress with some of the items the sub-group discussed during the January 7 meeting including:
 - a. Developing code language for requirements related to window and door frames
 - b. Updating State Fire Marshal Standard 12-7A-2, which is the performance-based option for compliance of Windows, to better align that State Fire Marshal standard with ASTM E2707 which is the test method for exterior walls. They are essentially the same test method, same test set up, but the 12-7A-2 has a window in it and does not have an ASTM equivalent.
 - c. Looking at new and emerging technologies that might be relevant for the code with consideration of both fire performance and others like energy efficiencies. Some of these new technologies include thin triple glass, which is chemically strengthened instead of mechanically tempered glass, heat strengthened glass, which is a

- glass that's somewhere between annealed and tempered. Daniel Gorham mentions that in an upcoming meeting, the sub-group could go into more detail.
- d. Looking at other codes and standards internationally, namely the Australian Standard AS 3959 and the Canadian Guide, which is currently being developed into two standards looking at how window coverings or window shutters might be addressed or acknowledged in the California Code.
 - iii. Daniel Gorham mentions that all these items are still currently being worked on and will be presented to the larger work group when the work is ready.
 - iv. Greg Andersen adds that he is looking at the windows and issues with the frames. He adds that Daniel over at UL had done some testing that showed the windows falling out with significant fire exposure, which is an issue the sub-group wants to address. He mentions that the SFM standard 12-7A-2 does test the whole assembly including the frame.
9. Exterior Walls/ Eaves/Soffits/Under Floors – [Greg Andersen](#)/[Milad Shabanian](#)
- i. The sub-group has been meeting regularly
 - ii. Greg Andersen states that the sub-group has been focused on exterior walls. With wildfires, there is exposure from vegetation and the surrounding area, but there are also conflagration fires, so there is significant loss from structure to structure. The proposal that was heard in ICC 605 has been moving forward.
 - iii. When a new building is built in a WUI area and there's another structure to it, the sub-group is looking at that exposure. One of the immediate problems is the windows, after doing some research Greg Andersen found some residential rated windows that are not widely used. He specifies that residential rated windows do open and close, but there is the knowledge that someone would still need to close the window when in red flag fire conditions.
 - iv. Greg Andersen adds that there have been some public comments coming in asking to look at rated walls to even higher levels than what the sub-group has currently been looking at. The public has been looking for solutions to Palisades and all the large fires that have large structure loss, which goes back to the rated walls.
 - v. If anybody has any other ideas regarding the work on exterior walls, please email [Greg Andersen](#) and [Milad Shabanian](#)

New Sub-Groups

10. Chapter 2 – Need Volunteer
 - i. Larry Williams volunteers
11. Chapter 4 – Need Volunteer
 - i. Larry Williams volunteers
12. Projections/Decks (including decks, awnings, etc.) – Need Volunteer
 - i. Paul Armstrong and Greg Andersen volunteers
13. [Marco Mack](#) asks if the work group was planning on creating a sub-group along the lines of a wildfire and conflagration retrofit for existing build environments. He volunteers to lead the subgroup. Mitchel Baker agrees.

IV. ROUNDTABLE

- A. Greg Andersen continues the conversation regarding a retrofit sub-group, stating that this has been discussed as a need before, however he cautions that the State Fire Marshal does not have the authority to make regulations for retrofit. He states that he loves the idea of this subgroup and that the UC land use planning is working on programs for retrofits, but getting to the finish line is going to be a problem with legal authority.
- B. Marco Mack says he understands that. He adds that talking about best practices could be a future guideline in coordination with HCD, and then maybe a future appendix that fits into an existing building code. This would provide that crossover, as the biggest divide is coordination of authority between fire and building. This way, it is incremental steps of how we get these individual levels out there and what the benefits might be.
- C. Greg Andersen reaffirms his support for the subgroup, with the reminder that there is a serious limitation.
- D. Mitchel Baker says that is a valid point, and the great this is that there are quite a few state agencies represented in the CWUI work group, so it's a great opportunity to bring optics to the subject and crossover the various State agencies.
- E. Larry Williams understands the position of retrofit becoming a legal issue and thanks Greg Andersen for bringing that up. He applauds Marco for bringing this up because this is a great group for not just State agencies to hear this input and see what options there are to potential allow for the authority to create regulations regarding this topic. He states that this is a good point to have this discussion with that caution that it will be recommendations rather than relations until we get that authority.
- F. Daniel Gorham asks if it is possible to provide guidance in the form of an annex in the CWUI code which is not mandatory language if it falls outside of the authority of an agency. Mitchel Baker warns about underground regulations.
- G. Marco Mack states that one idea being floated around is a retrofit standard that a local jurisdiction could adopt and make it open and available for a permit process for voluntary homeowner compliance. He mentions that steps getting there would start with asking what the performance intent of the different codes is, then creating the best practices. Another idea is not retrofitting the house, but doing defensible space, looking at fire exposure, radiant exposure, and ember exposure. He mentions having different levels of incremental compliance and levels above compliance and having private individuals do it, kind of starting with the two steps that IBH has with wildfire prepared homes and then meeting the current code and doing more than the code. So, there's several concepts that this group could outline and create a scope of where retrofit fits in, and a simple basic level would be the first step of best practices, and how can this group take that higher.
- H. Regarding where this information could be put, Larry Williams suggests it as an appendix chapter, either modifying Appendix Chapter Z, which is voluntary home hardening recommendations, or it could be a new one. The State Fire Marshal does put reference chapters and information in but does not adopt them, so there is a process to put some of that stuff out there. Larry Williams then adds that Ventura County has a retrofit ordinance for existing structures when members come in for building permits in the unincorporated areas of the county through the county building official, as directed by the Board of Supervisors after the Thomas and Woolsey fires. So, there are provisions that you need to do certain things based on the valuation of a project and what the project is, which is something a local jurisdiction can do. He states that people are welcome to look at the Ventura County Building code to find

information of what the specifics are based on what type of project someone is doing, whether a remodel or an add on. There are some provisions for very small projects where you can stack some of those and then eventually a person will be triggered to implement. There is also a recommendation of priority of improvements to make based on whether the funds are available on the type of project someone has.

- I. Dan Horobin says that from what he understands, on September 25 the CBC (California Building Code) changed in terms of the retrofit of windows, that they do need a permit for that in most cases, simply because there are other issues that come into place. Like making sure that bedroom windows have the right kind of egress. It's not just a question of replacing a window with a window, someone has to make sure the codes are compliant. Then Title 24 comes into it in terms of the energy efficiency of those new windows that come in. To Dan Horobin, it seems that any window that complies with what the group is coming up with would require a permit in California. This group is adding fire provisions but there are other aspects of permitting. He could see a situation where if someone wanted to put in roller shutters and any other kind of permit is required, like an electrical permit because these types of shutters use electricity, and once that permit has been enacted in the building department, he see's no reason why it shouldn't go to the fire department as well to get approval, just like a brand new house would.
- J. Mitchel Baker states this conversation might be right for the windows and doors subgroup or the scope sub-group for permitting.
- K. Greg Andersen says that this has been an ongoing issue that the State Fire Marshal has been dealing with. Cal Fire has a [page dedicated to home hardening](#) where they break all the different categories from rooves, eaves, and sidings and show what should be done when you change it, but it's educational, not mandatory. When it comes to if an appendix is an underground regulation, that is up to Cal Fire and their legal staff.
- L. If you are interested in any of the sub-groups, email the sub-group lead directly and copy the chairs so there's a record of who's participating in the sub-groups. The emails are hyperlink to the lead's name in both the agendas and minutes.

V. UPCOMING MEETING DATES FOR 2026

Meetings are held on the first Wednesday of each month at 1:00 pm PDT

Next meeting: Tentatively scheduled for May 11th due to BSC meeting conflict for work group Chairs

VI. MEETING ADJOURNMENT at 1:47 PM

A. Bob Raymer/Larry Williams

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

<https://youtu.be/K3V9YshxWrs>