



***BUILDING A WILDFIRE
PREPARED NEIGHBORHOOD***

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Wildfires become **CATASTROPHES** when they move into our **BUILT ENVIRONMENT** and a **CONFLAGRATION** unfolds.



Drought



Wind



People

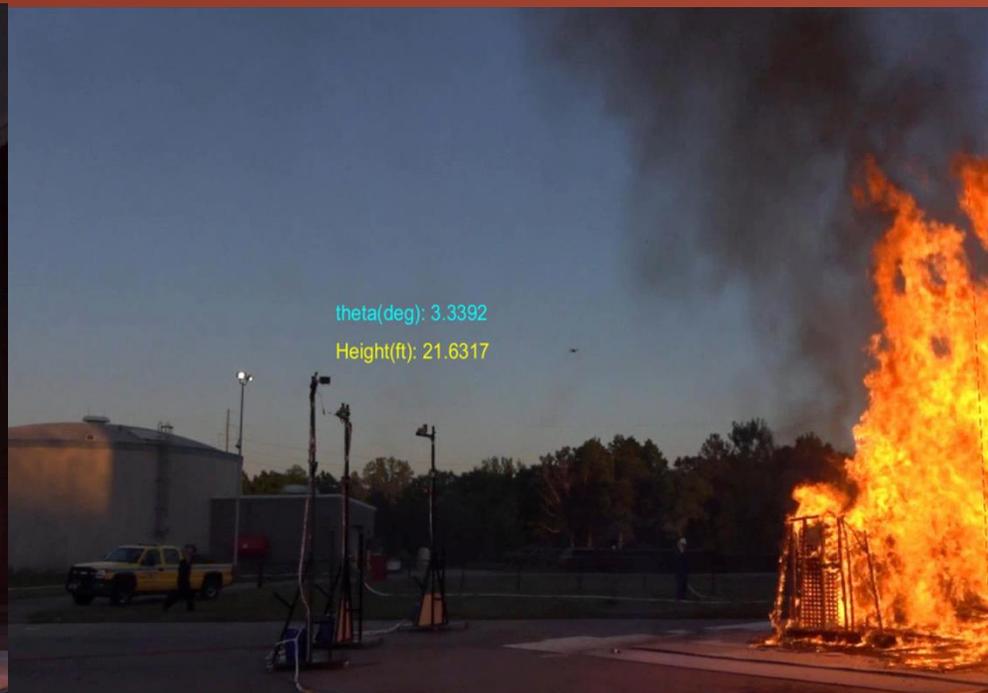
Conflagration

The uncontrolled spread of fire within a community leading to large structure loss.

IMPACT OF WIND



WIND



NO WIND

Wildfire = Wildland fuels

Embers

Radiant Heat

Flame Contact



Wildfire = Wildland fuels

Embers

Radiant Heat

Flame Contact

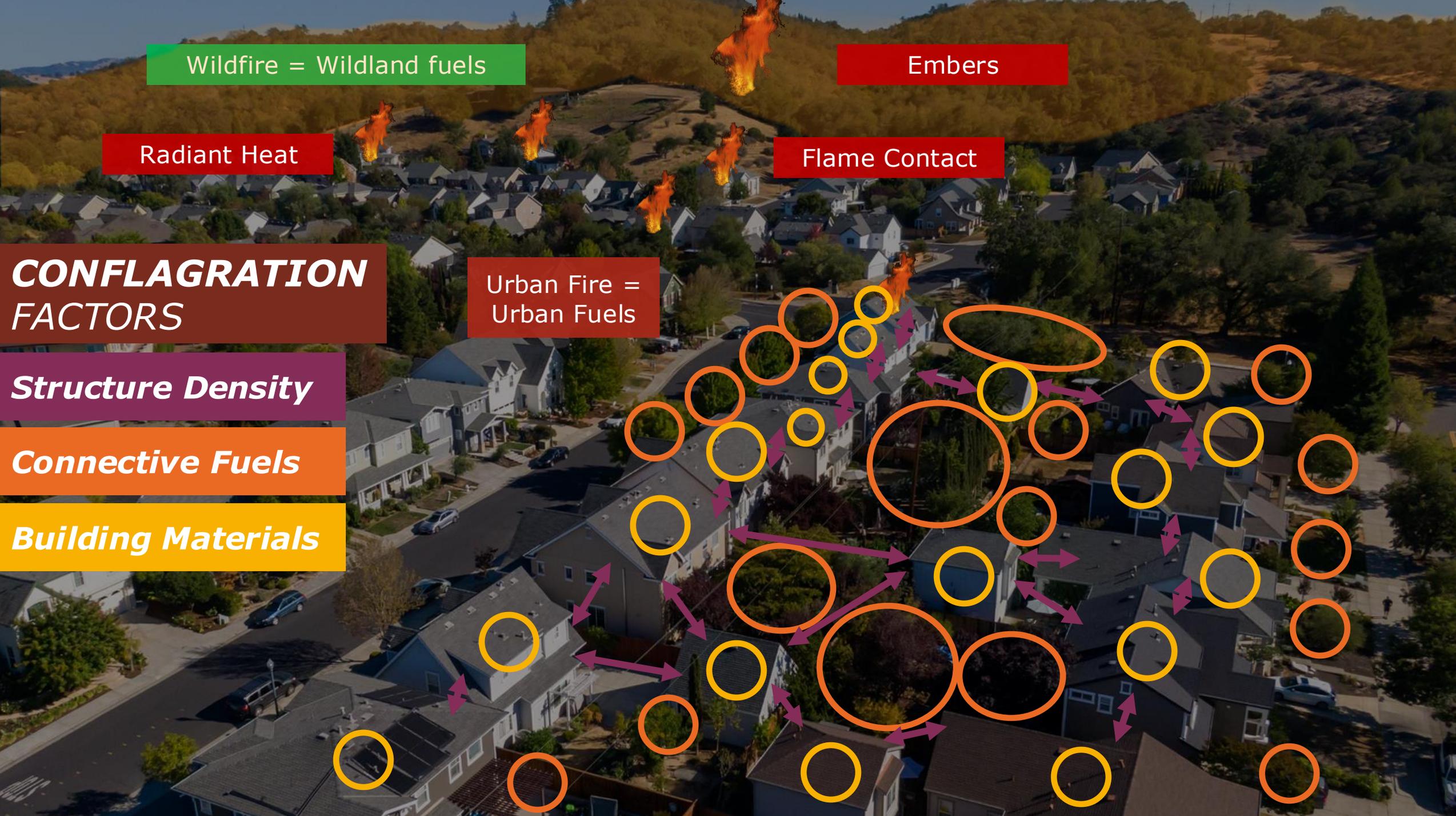
Urban Fire =
Urban Fuels

CONFLAGRATION FACTORS

Structure Density

Connective Fuels

Building Materials



**0 – 5 FEET
CONNECTIVE FUELS**

FIELD OBSERVATIONS: LA COUNTY



Fences



Plants



Synthetic Lawn



Trash Cans



Plants



**Hot Tub /
Retaining Wall**

***5 – 30 FEET
CONNECTIVE FUELS***

FIELD OBSERVATIONS: LA COUNTY



Decks



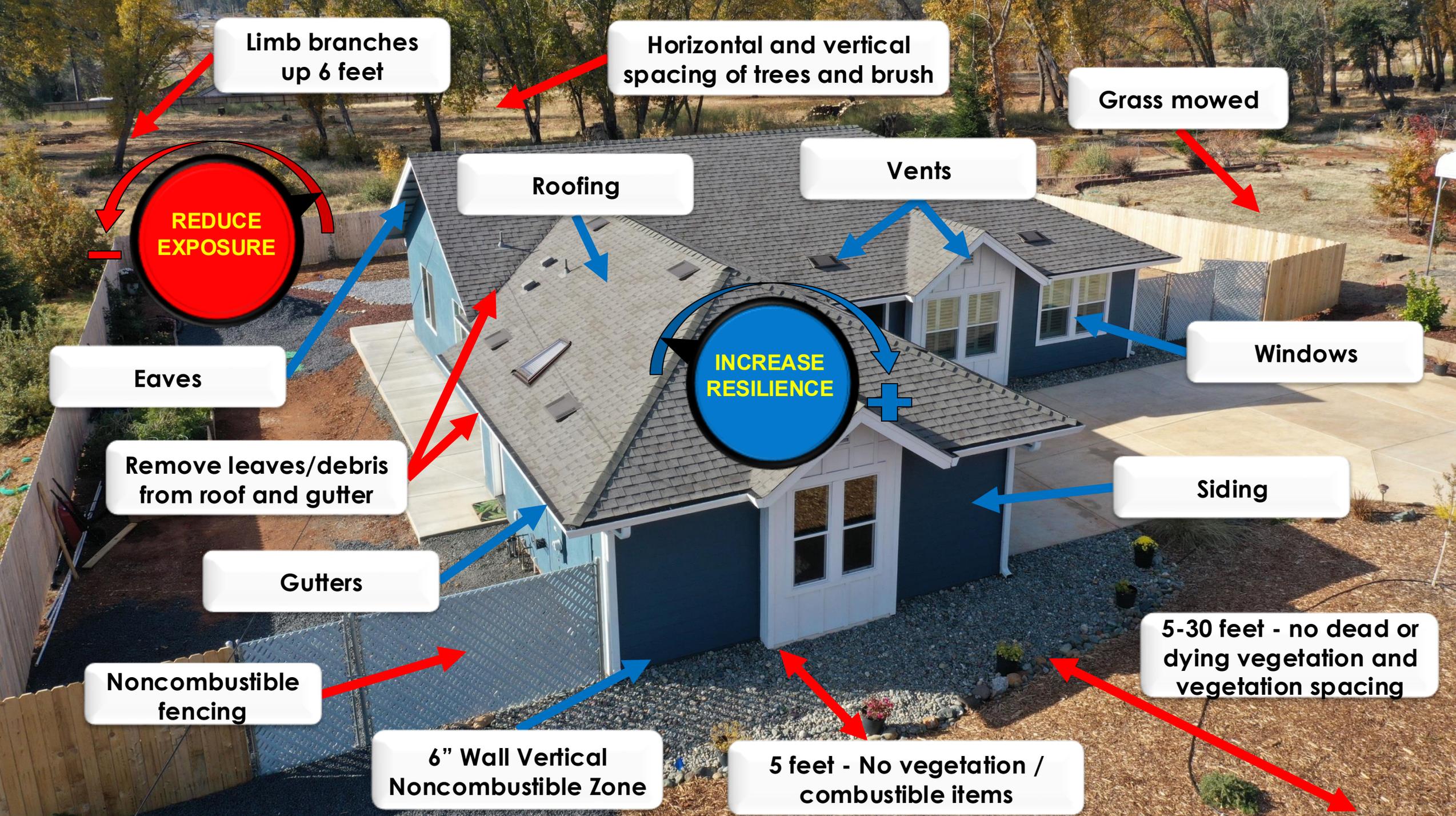
Hot Tubs



Pergola



Privacy Hedges



Limb branches up 6 feet

Horizontal and vertical spacing of trees and brush

Grass mowed

REDUCE EXPOSURE

Roofing

Vents

INCREASE RESILIENCE

Windows

Eaves

Remove leaves/debris from roof and gutter

Siding

Gutters

Noncombustible fencing

5-30 feet - no dead or dying vegetation and vegetation spacing

6" Wall Vertical Noncombustible Zone

5 feet - No vegetation / combustible items

+

WILDFIRE PREPARED

— A PROGRAM OF IBHS —

ADDITIONAL MITIGATIONS AGAINST FLAMES

- ✓ Cover gutters.
- ✓ Enclose eaves.
- ✓ Install noncombustible siding.
- ✓ Upgrade windows & doors.
- ✓ Upgrade to a noncombustible deck.
- ✓ Move accessory structures at least 30 feet away.
- ✓ Remove back-to-back fencing.



MITIGATIONS AGAINST EMBERS

ROOF

- ✓ Ensure the roof covering is Class A fire-rated & maintained clear of debris.
- ✓ Choose noncombustible gutters & downspouts.

BUILDING FEATURES

- ✓ Install flame- and ember-resistant vents or 1/8-inch metal mesh vents.
- ✓ Ensure 6-inch vertical noncombustible clearance at base of exterior walls and decks.
- ✓ Clear & maintain the underdeck area; enclose low-elevation decks.

0–5 FOOT NONCOMBUSTIBLE ZONE

- ✓ Establish a **0–5 Foot Noncombustible Zone** around the home and decks; remove overhanging branches; replace combustible fences within 5 feet.

5–30 FOOT DEFENSIBLE SPACE ZONE

- ✓ Maintain yard with spaced vegetation, structures, & other connective fuels; clear debris; remove firewood.
- ✓ Move structures at least 10 feet away & maintain a 0-5 Foot Noncombustible Zone around them.

CORE PRINCIPLES



Decrease probability of initial ignitions from direct flame/radiant heat

Allow the neighborhood to act as a fuel break, not a dense fuel source

Protect the neighborhood from ember attack

Slow fire spread within the neighborhood if ignitions do occur

Dixon Trail Wildfire-Resilient Neighborhood

kb
HOME



WELCOME TO OUR

Wildfire-Resilient Neighborhood

kb
HOME

Built on Relationships



We're taking our commitment to building homes that make life better to the next level.

WILDFIRE PREPARED
A PROGRAM OF IBHS

Dixon Trail is the nation's first community to meet the Insurance Institute for Business & Home Safety's (IBHS) new neighborhood-level wildfire resilience standard: Wildfire Prepared Neighborhood. The community will serve as a model for research-backed methods to reduce wildfire risk and underscores KB Home's dedication to building innovative homes and communities that offer greater peace of mind.



Escondido

In California, enhancing wildfire resilience costs

less than \$3,000

for new construction over Chapter 7A.

*Headwaters Economics/IBHS, 2022

An aerial photograph of a residential neighborhood. The central focus is a two-story house with a light-colored stucco exterior and a brown tiled roof. Several solar panels are mounted on the roof. The house has a covered front porch with a small gabled roof and a two-car garage. To the right is a single-story house with a grey roof. In the background, there is a construction site with dirt, orange safety fencing, and various pieces of equipment. A red banner is overlaid at the top of the image.

Reduce structure ignitions.

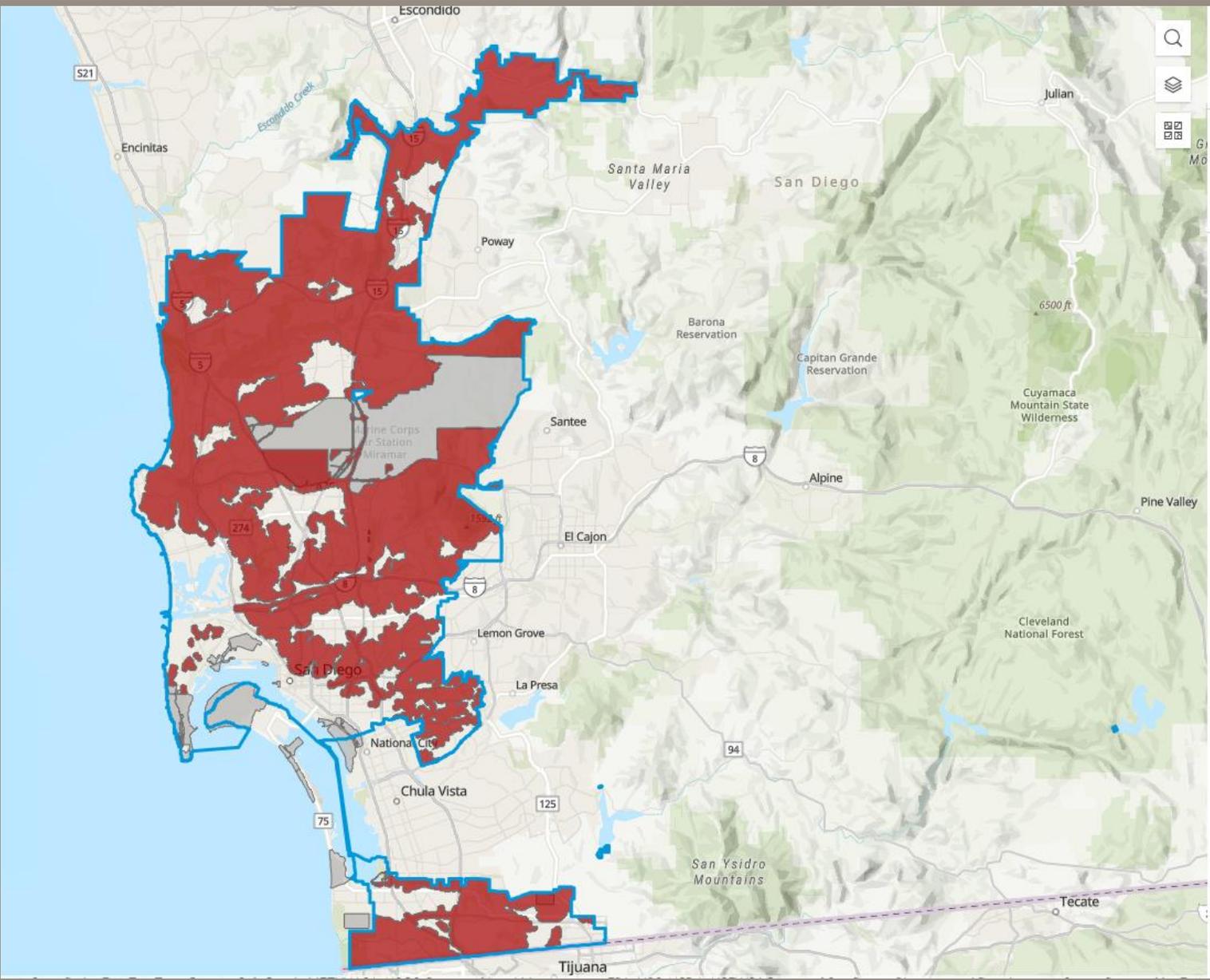
Reduce the likelihood of conflagration.

2007 vs. 2023 Fire Hazard Severity Map

In some counties, the areas designated as high fire hazard zones increased by over 100%



2025 – San Diego



City of San Diego Boundary



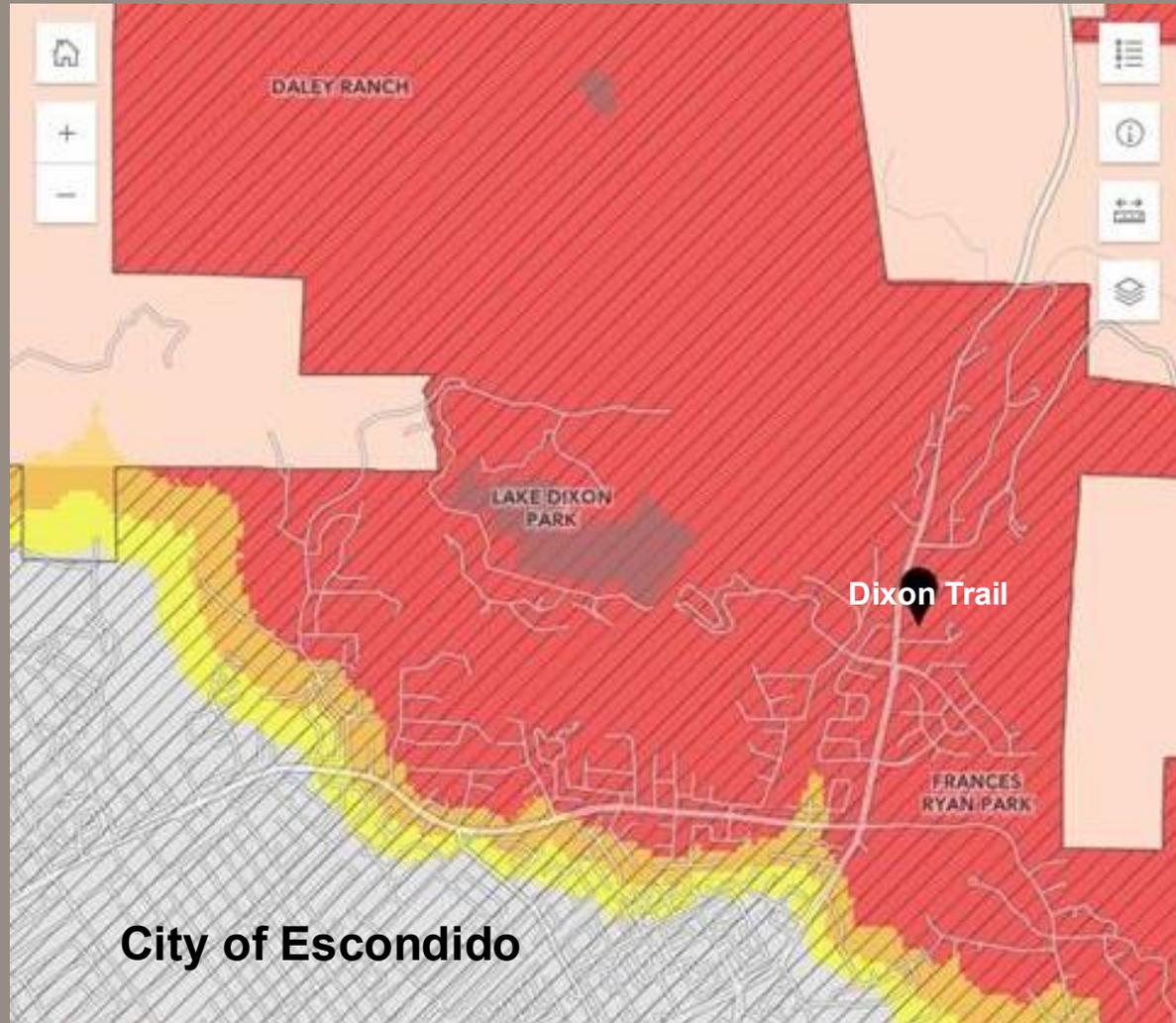
City Of San Diego Very High Fire Hazard Severity Zone - Effective August 30th, 2025



Military Facilities



Dixon Trail – in a High Fire Hazard Zone



Dixon Trail – 64 Homes in Escondido, CA





State Code and Local Requirements Are Increasing

STRUCTURAL COMPONENT	2025 IBHS WFPH PLUS	2025 CBC Chapter 7A	Additional Construction Requirements to Meet WFPH Plus
Roof	✓	✓	
Gutters, Gutter Protection, and Downspouts	✓	~	Gutter Cover must be noncombustible
Protection of Eaves	✓	✓	
Vents	✓	✓	
Exterior Wall Covering	✓	✓	
6-inch Noncombustible Vertical Clearance	✓	✓	
Exterior Glass	✓	~	2 panes with both tempered
Exterior Doors	✓	✓	
Appendages & Projections (Decks)	✓	~	Noncombustible deck, ≤ 4' in height enclosed with 1/8" mesh
Fences and Retaining Walls	✓	X	Fences within 5' of house must be noncombustible
Detached Accessory Structures & ADUs	✓	~	None within 30'

-  Construction requirements referenced as an acceptable method by the code.
-  Construction requirements partially addressed by the code.
-  Construction requirements not referenced by the code.



California's Building Code Chapter 7A

California's Chapter 7A of the California Building Code (CBC) focuses on fire safety in buildings located in areas with high wildfire risk, specifically within the Wildland-Urban Interface (WUI). This chapter mandates fire-resistant construction materials and methods, aiming to reduce the vulnerability of structures to wildfire exposure.

1. Scope and Application:

- **Location:** Chapter 7A applies to new construction and certain renovations within areas designated as Fire Hazard Severity Zones or WUI Fire Areas by the enforcing agency.
- **Types of Buildings:** It covers residential, commercial, educational, and institutional buildings, as well as accessory structures.

2. Fire-Resistant Materials and Construction:

- **Exterior Walls:** Exterior walls must be constructed of noncombustible or ignition-resistant materials.
- **Roof Coverings:** Roofs must be fire-resistant and designed to withstand ember damage.
- **Windows and Doors:** Windows and doors must be fire-resistant and designed to prevent the entry of embers.
- **Exterior Projections:** Eaves, porches, and balconies must be protected from fire exposure.

3. Vegetation Management:

- **Defensible Space:** Homeowners are required to create a defensible space around their homes by clearing vegetation and flammable materials.

4. Other Requirements:

- **Special Inspections and Tests:** Chapter 7A requires special inspections and tests to ensure compliance with the code's provisions.
- **Fire-Resistant Ratings:** Certain building components, such as walls, floors, and firestops, must have specific fire-resistance ratings.

IBHS Requirements for Wildfire Prepared Home

ROOF

- ✓ Use a Class A fire-rated roof maintained clear of debris
- ✓ Use noncombustible gutters & downspouts

BUILDING FEATURES

- ✓ Install ember- & flame-resistant vents
- ✓ Ensure 6-inch vertical noncombustible clearance

DEFENSIBLE SPACE

- ✓ Create & maintain the fire safe zone (0-5 ft)
- ✓ Use noncombustible fencing within 5 ft of the home

WILDFIRE PREPARED HOME PLUS ADDITIONAL MITIGATION

- ✓ Install noncombustible siding
- ✓ Enclose eaves
- ✓ Upgrade windows & doors
- ✓ Cover gutters
- ✓ Move accessory structures at least 30 feet away



Dixon Trail – 64 Homes in Escondido CA

KB Home is building the nation's first community to meet the Insurance Institute for Business & Home Safety's (IBHS) new neighborhood-level wildfire resilience standard: Wildfire Prepared Neighborhood.

Each home will receive a Wildfire Prepared Home™ Plus designation, certifying that the homesite has met IBHS's most stringent standards.

Homeowners and the HOA will need to follow certain CC&R standards to maintain the individual home and neighborhood designations, including accessory structure location, landscaping and IBHS annual inspection requirements.

The IBHS Wildfire Prepared Neighborhood standard is designed to:

- Decrease probability of initial ignitions from direct flame and radiant heat.
- Protect the neighborhood from ember attack.
- Slow fire spread within the neighborhood if ignitions occur.



Earned Media Coverage through 8/15/25

To date, the announcement has generated 85 placements and 1.05 Billion impressions.





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