

Please note that the cost estimates in this chart are based on desk research from 2025. Costs may vary greatly due to changes in the availability of materials, your location, the cost of labour, and many other factors that are site-specific.

**Package A: More Affordable**

**Package B: More Expensive**

**Roof**



**Upgrade to Class A\*-rated roofing materials**, such as Class A-rated asphalt shingles. This is a straightforward upgrade and a great first step to replace multiple roofs.

**Estimated cost: \$4-7/square foot to replace.** Higher costs for structural repairs. Labour and transport may add additional costs.

*\*roof coverings are rated A, B, or C based on ability to withstand fire exposure. Class A roofing materials can withstand severe and potentially direct fire exposure with spreading flames.*



**Upgrade to metal roofing.** Metal roofing is non-combustible, highly durable, and ember-resistant. It may be a good long-term option for rural & remote communities because of its durability and low maintenance.

**Estimated cost: \$7-18/square foot to replace.** Higher costs for a standing seam, which improves weather resistance.

**Walls**

*Wall insulation tends to be a more expensive retrofit. Staged retrofits for higher priority homes may be more feasible. Funding programs for fire resilience and energy efficiency may be able to assist with costs.*



**Improve wall insulation & continuous exterior insulation.** Improved insulation assists in air sealing, which is beneficial for thermal performance and resilience, provided the cladding/sheathing used is non-combustible.

**Reliable cost estimates not available.**

**Windows**



**Dual-pane tempered windows.** Tempered windows with non-combustible frames will resist heat and reduce ignition risk.

**Estimated cost: ~\$400/window.** Target critical (i.e., highly-exposed) windows first to reduce initial costs.



**Triple-pane tempered windows.** Tempered windows with non-combustible frames will resist heat and reduce ignition risk. Triple-panes provided better insulation and noise reduction.

**Estimated cost: ~\$1200/window.** Target critical (i.e., highly-exposed) windows first to reduce initial costs.

**Funding Opportunity!**

Both [BC Hydro](#) and [Fortis BC](#) offer rebates of up to \$2,000 for installing energy-efficiency doors and windows.

**Doors**

**Fire-rated exterior doors with good sealing.** Replace doors that are combustible or hollow with solid-core or metal doors. Also double check that door frames are sealed. This retrofit has a good price to value ratio, as it significantly reduces ignition risk.

**Estimated cost: \$295-500/door,** varying based on the fire rating of the door, hardware used, and level of retrofit required.



**Gutters**



**Install gutter guards.** Gutter guards can prevent debris accumulation, reducing the risk of ember ignition on roof edges.

**Estimated cost: \$8-28/linear foot.**



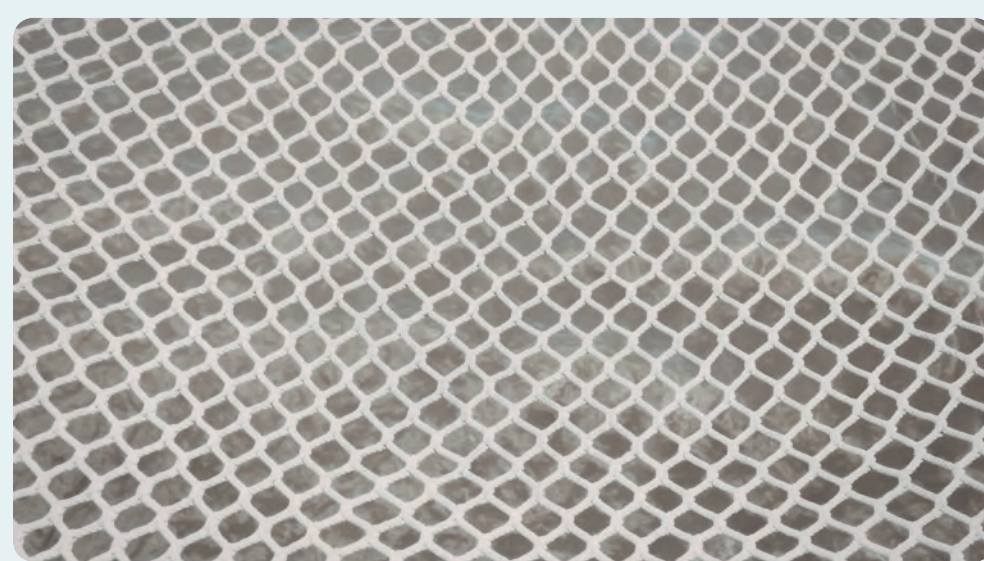
**Install non-combustible gutters.** In addition to gutter guards, gutters made of non-combustible material can further prevent ember ignition.

**Estimated cost: \$15-40/linear foot** for metal gutters, depending on the gutter type and material.

**Vents**

**Ember-resistant vents, screens, and covers.** Replacing standard vents with ember-resistant, fire-rated options is a high-impact and cost-effective option to retrofit older homes. Mesh screens blocking ember entry to attics and eaves can provide further protection.

**Estimated cost: \$20/screen,** varying based on the number and type of vents and whether vents are retrofitted or replaced, the latter being more expensive.



**Chimney**

**Upgrade the chimney.** Spark arrestors, non-combustible chimney caps, and screens can all mitigate and prevent ember entry. Chimney upgrades are also easy to service locally.

**Estimated cost: \$250-1200/chimney,** depending on the number of upgrades made.



**Siding**



**Use non-combustible siding.** Cement and cellulose fibre panels or planks have strong fire resistance, durability, and low maintenance requirements, but are quite heavy, Aluminum is a lighter and low-cost option.

**Estimated cost: \$7-15/square foot to replace.** Labour and transport may add additional costs.



**Use non-combustible siding.** Stone veneer is a more expensive option for non-combustible finishes.

**Estimated cost: ~\$25/square foot.**

**Outdoors**



**Vegetation management.** Thin combustible vegetation around the perimeter of the property or remove completely. For instance, trim trees and remove mulch. Keep the zone around the building free of combustible material.

**Estimated cost: \$0.50-\$5/square foot,** depending on if a contractor is used or if community volunteers are able to work together to protect homes.

**Exterior sprinkler system.** Install exterior sprinkler systems for wetting the perimeter or roofs in the event of a fire. Provide accessible water and hookups for local firefighting. Water availability can be limited in remote communities, which may require a portable system with its own emergency water tank.

**Estimated cost: \$40-500+/property,** depending on system complexity, permanence, type of sprinkler, and range.