



IRC Alternate Roof Venting

PURPOSE: To approve the use of IRC unvented roof rafter assembly.

BACKGROUND:

Section 1203.2 of the California Building Code requires that attics and enclosed rafter spaces are ventilated. This has become increasingly difficult to achieve with the adoption and enforcement of Chapter 7A – Materials and Construction Methods for Exterior Wildfire Exposure, where Section 704A.2.2 requires that eave and cornice vents resist flame and ember intrusion. Please note that the Town has approved some vents that comply with this section. Please see those product approvals before using or specifying.

Section R806.4 of the International Residential Code (IRC) allows an unvented attic assembly. In Truckee, this would require a minimum of R-20 air impermeable insulation, either rigid foam above the roof decking or closed cell air impermeable spray foam to the underside of the roof sheathing, plus additional air permeable insulation to achieve the required R value. As the R values vary for specific insulation products, the necessary thickness will vary depending upon the specific insulation used.

COMMENTS:

While the IRC is not presently adopted in the State of California, as a national standard, this section hereby serves as a suitable alternate. Please see the code section for specific requirements.

Be aware that foam insulation requires a thermal barrier such as ½ inch gypsum wallboard from all interior occupied spaces or a suitable alternate as approved by the building official.

Have the technical product approval literature on site for the insulation inspection for the specific insulation material used (ICC report or equal). This will enable the inspector to verify correct insulation thicknesses.