



Building & Inspection Services Division Policy and Procedure Statement

FROM: Randy Slusser, CBO
SUBJECT: Balanced Attic Ventilation systems BD-18-001
DATE: March 8, 2018

Purpose: To insure proper cross ventilation of enclosed vented attics and enclosed rafter spaces of vaulted or flat ceilings where repairs to, alterations of, additions to existing and new construction of commercial, residential, institutional or industrial structures, including reroofing of existing structures to minimize the delamination of roof sheathing and premature degradation of roof material as a result of heat and moisture buildup within attic spaces and enclosed cavities created where ceilings are applied directly to the underside of roof framing members or ceiling joist through adopting a balanced attic ventilation system and promote the reduction of moisture vapors within enclosed spaces and enclosed cavities.

A balanced attic ventilation shall be composed of both intake ventilation and exhaust ventilation.

Policy: In all new construction, alterations, additions or where projects involve the removal of existing and installation of new roof-covering materials, reinstallation of existing roof materials, or roof-overlay over an existing roof material, the attic space or ceiling cavities shall be ventilated as follows:

In accordance with the 2012 International Residential Code for all one and two-family dwellings and townhouses not more than three stories above the grade plane, ventilation shall be provided per section R806.2 exception.

1. The minimum net free ventilation area shall be 1/300 of the area of the space ventilated.
2. At least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located no more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents.
3. Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent.
4. Ventilators shall be installed in accordance with manufacturer's installation instructions and/or in accordance with the IRC whichever is more restrictive.
5. Intake ventilation shall be located at the eaves, cornices, soffits or located within the lower 1/3 of the attic space ventilated.
6. Exhaust ventilation shall be located below the ridge at the highest point of the space.

It shall be the responsibility of the permit holder and property owner to conform to the requirements of this policy.

This policy does not permit the reduction of any of the minimum provisions of the adopted codes, ordinances and municipal codes of the city of Wheat Ridge. Where conflicts occur between this policy and the city of Wheat Ridge adopted codes, ordinances and municipal codes, the more restrictive shall apply.

