



Building & Inspection Services Division

Policy and Procedure Statement

FROM: Randy Slusser, CBO
SUBJECT: Attic & Ceiling Insulation BD 18-002
DATE: March 22, 2018

Purpose: Establish installation requirements of attic insulation for all occupancies in new construction, alterations and or additions.

City of Wheat Ridge is within Climate Zone 5.

Policy: In all new construction, alterations or additions to existing or new structures where exposing the roof sheathing &/or decking, attic &/or ceiling insulation or where ceiling or attic insulation does not exist, the following insulation shall be installed in accordance with the 2012 International Energy Conservation Code (IECC) and manufacturers specifications:

1. In residential one and two-family dwellings and townhouse occupancies not more than three stories above the grade plane, the building thermal envelope shall be in accordance with Chapter 4 [RE] of the IECC, table R402.1.1. A minimum of R-49 shall be installed in the attic space. In roof assemblies where ceilings are applied directly to the bottom of rafters a minimum of R-49 shall be required within the ceiling cavities. R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.
2. Reroofing:
 - a. If the existing attic space or ceiling cavity has existing insulation, additional insulation is not required.
 - b. Roofs without an attic space: If the roof assembly does not have existing insulation, and where the sheathing or insulation is exposed during reroofing, insulation shall be placed either above or below the deck. A minimum of R-25 is required if installed above the deck.
 - c. Roofs with attic space: If the attic does not have existing insulation, and where the sheathing or insulation is exposed during reroofing, a min R-49 insulation or to a depth that the compressed insulation does not extend over the wall top plate at the eaves must be installed.
3. For all other occupancies, the Commercial provisions of the IECC, Chapter 4 [E], and table C402.2 shall apply. For roof pitches less than 2/12 where insulation is installed entirely above the deck a minimum of R-25 continuous insulation shall be required. For roof pitches greater than 2/12 a minimum of R-38 shall be required below the deck.
4. For metal buildings a minimum of R-19 with R-11 liner system shall be installed in accordance with manufacturers requirements.

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.