

9-8-12: INSULATION REQUIREMENTS:

- A. Compliance Requirements:** Compliance with COMcheck for commercial buildings and REScheck for residential buildings shall be required as minimum standards.
- B. Exterior Requirements:**
1. Air Infiltration Barrier: Air infiltration barrier to be continuous, unbroken and undamaged material covering all sheathing products of vertical frame exterior walls. Material to be applied from sealed mudsill joints at the top of concrete foundation; material to be pulled inside all exterior wall openings and secured to the framing for inspection during rough framing. Vapor transmission rate to be 5.0 perms or more. Water resistance is to be not less than 41.8 cms. Hydrostatic pressure test; AATCCF method 127. (Note: this is the water resistance of 15 pound felt.)
 2. Caulking and Sealants: Exterior joints around windows and doorframes, between wall cavities and window or door frames, between wall and foundation, between wall and roof, between wall panels and penetrations or utility services through walls, floors and roofs, and all other openings in the exterior envelope shall be energy foam, caulked, gasketed, weather stripped or otherwise sealed.
- C. Walls:**
1. Commercial: Shall comply with the 2012 International Energy Conservation Code.
 2. Residential: All exterior and plumbing walls shall be carefully insulated with insulation having a minimum insulation value of R-13 and R-5 insulated sheathing. The insulation wall value shall be 20 or 13 + 5. The insulation shall not be so compressed during installation as to reduce its effectiveness.
- D. Ceilings/Roof:**
1. Commercial: Shall comply with the 2012 International Energy Conservation Code or the ANSI/ASHRAE/IESNA standard 90.1-2010 (Ord. 2014-46)
 2. Residential: All ceilings shall be carefully insulated with an insulation having a minimum insulation value of R-49.
 3. All sloped areas will be insulated with batts only. Blown in material is prohibited. (R-38 minimum batt.)
 4. All ceilings that will be insulated are required to have a batt/blanket for the first layer.
- E. Underfloor and Crawl Spaces:**
1. Insulation with a minimum insulation value of R-13 is required on the interior side of all exterior crawl space walls thirty inches (30") vertically below the box sill. All joints of vapor retarder shall overlap by six inches (6") up to the stem wall and shall be attached to the stem wall. All box sills shall be foamed and air sealed/air barrier and insulated value of R-19. (Ord. 2014-46)
- F. Siding Replacement:** When siding replacement/repairs are made on single family or multi-family uses: If a three foot by three foot (3' x 3') or greater area per wall section of siding is to be replaced, this would require the entire wall of the siding to be replaced. Unless the replacement siding can be matched and not discolored of a different color/make/model. BBC 9-2-15E