

BC BUILDING CODE INTERPRETATION COMMITTEE

A joint committee with members representing
AIBC, EGBC, BOABC

File No: 18-0165

INTERPRETATION

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Interpretation Date:	April 19, 2022
Building Code Edition:	BC Building Code 2018
Subject:	Venting of Roof Spaces
Keywords:	Roof Spaces, Venting, Prefomed Rigid Insulation Baffles
Building Code Reference(s):	9.19.1.1.(1), 9.19.1.2., 9.19.1.3.

Question:

For roof spaces in single family dwellings, Article 9.19.1.3. sets out clearances required between the top of insulation and underside of roof sheathing, with the intent of maintaining adequate cross venting of roof spaces as required by Articles 9.19.1.1 and 9.19.1.2.

If applying Sentence 9.19.1.3.(2), and if the minimum vent area requirements of Article 9.19.1.2 are already met; is it acceptable to use prefomed rigid insulation baffles that do not span the full width of the joist cavities (joists are typically spaced 600mm o.c.), or are only provided every second joist cavity?

Interpretation:

No.

If prefomed rigid insulation baffles do not service the full widths of joist cavities, or are omitted at every second joist cavity, there will be numerous localized instances where there could be insulation either in direct contact with the roof sheathing, or not allowing adequate movement of air to achieve adequate roof space venting. This is important for preventing moisture accumulation and risk of potential deterioration. This is even more of a concern if the roof sheathing is directly installed on the supporting joists without any intervening cross purlins between the support joists and roof sheathing.

Sentence 9.19.1.2.(4) requires that if no cross purlins are installed, then each joist space must be separately vented.

Sentence 9.19.1.3.(3) requires that ceiling insulation be installed in a manner that will not restrict the free flow of air through any portion of the roof space.

See also past BC Building Code Appeal number 1855.

Annotated photographs are provided on the following page for guidance.



Patrick Shek, P.Eng., CP, FEC, Committee Chair

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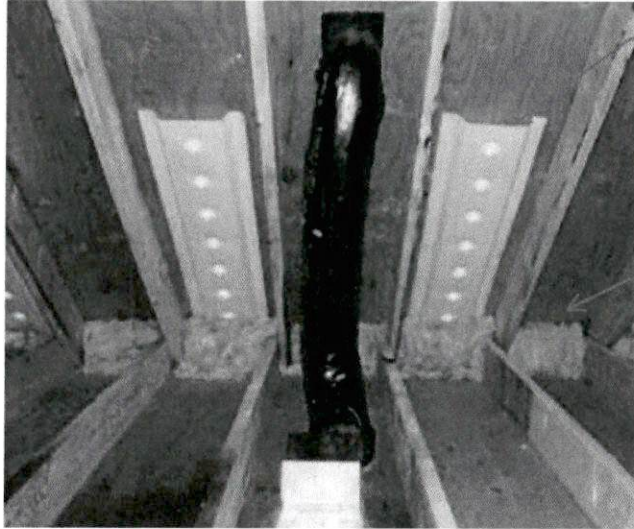
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insulation baffle not full width of joist cavity, not acceptable

absence of insulation baffle at joist cavity not acceptable

Preformed rigid insulation baffles installed every second joist cavity, and not full width of cavity (not acceptable)



Preformed baffles installed in every joist cavity full width of the cavity.

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