



City of Seattle
Department of Planning & Development

2012 SBC Code Solution

SBC Section 1203.3
Unvented Rafter Spaces
Release Date: January 14, 2014
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The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

Under what conditions does Seattle permit unvented rafter spaces?

Policy:

Unvented attic spaces are permitted by SBC 1203.3.

Where spray-foam insulation is to be used, approval is conditional on the following:

1. A specific product having a current ICC ES Report shall be specified on the plans.
2. The application is consistent with the "Conditions of Use" section of the ES Report.
3. The application is limited to V-B construction unless specifically addressed and approved with the code alternate.
4. The insulation shall meet requirements of Sections 202 and 1203.3.
5. Note on plans, "Must be applied by certified installers. A copy of the installer's certification must be on site for field inspector verification."

Unless plans specify that spray-foam insulation meets the above requirements, the applicant will need to demonstrate two things:

- How the proposed products meet the air-impermeability standard, and
- How the joints will be sealed to meet that same air-impermeability standard.

For all types of insulation in unvented assemblies, the designer/architect shall inform the owner of the need for special care in inspecting and maintaining roof covering.

For questions about whether this code solution applies to your project:

- *If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application*
- *If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp*



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