2018 IECC/IRC Attic Access Requirements Table R402.4.1.1 Air Barrier and Insulation Installation

Requirement:

- IECC Table R402.4.1.1 Air Barrier and Insulation Installation
 - o Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.
- IECC Section R402.2.4 Access hatches and doors.
 - Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces.
 - Access that prevents damaging or compressing the insulation shall be provided to all equipment.
 - Where loose-fill insulation is installed, a wood-framed or equivalent baffle or retainer shall be installed to prevent the loose-fill insulation from spilling into the living space when the attic access is opened.
 - o The baffle or retainer shall provide a permanent means of maintaining the installed *R*-value of the loose-fill insulation.

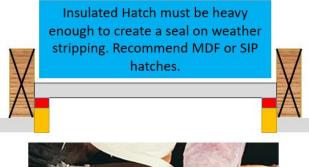
IRC Section R807.1 Attic Access

- Buildings with combustible ceiling or roof construction shall have an attic access opening
- The rough-framed opening shall be not less than 22 inches by 30 inches
- o shall be located in a hallway or other location with ready access.
- Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches.....
- o Minimum unobstructed headroom in the attic space shall be 30 inches.....
- See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

Translated:

- The attic must be accessible DO NOT caulk or seal the attic hatch shut.
- The attic hatch must be air sealed (weather striped) to prevent air leakage.
- The attic hatch must be insulated with the same R-value as the ceiling of wall that the hatch is penetrating.
- An Insulation dam must be installed to prevent loose-fill insulation from spilling into the living space and to maintain the attic R-value surrounding the attic hatch opening.
- If a walkway is installed to access mechanical equipment or deeper into the attic it must be installed so that the full R-value of the attic insulation is maintained and protected.

Example Execution of Requirement:







Loft-Zone attic platform system





