

WEATHERIZATION REQUIREMENTS

The weatherization requirements went into effect on July 1, 1985, for all C of O's being issued to transfer ownership. Pursuant to Section 90-11 of the Property Conservation Code, all inspectors must apply the following Weatherization Code Standards for all existing buildings which have two or more dwelling units and have transferred since 7/1/85 or are offered for sale.

1. Insulation

The code requires that storm windows and storm doors be installed (at all exterior openings). All attic, accessible crawl spaces, cellars, and basements must be insulated to provide a thermal resistance equal to R-11, a minimum of 3 ½" of Insulation.

2. Insulation of Attic Floor Area

If the attic floor area is maintained as it was originally built, the insulation standards shall be as follows:

- a. Insulation placed or blown on/in the attic floor

If the attic floor area is essentially a crawl space, the insulation standards are as follows:

- a. The Insulation is placed on top of the floor, ensuring that the Insulation surrounds the stairway (if the stairs are not the portable type).

3. Insulation of Converted Attic Space

If the attic area has been converted for usable/habitable space, the following standards shall apply:

- a. Insulation is placed between the roof rafters and the attic floor, with the same thermal resistance factor equal to R-11 minimum.
- b. Installation of storm windows will be required in this situation
- c. Standard building construction provides for a ventilated attic to prevent dry rot in the roof rafters
- d. If the attic is finished, it may be exempt from this section by the area Code Compliance Coordinator.

4. Insulation of Cellar Perimeter

The code stipulates that the perimeter band joists or box header, located between the mud/sill plate at the top of the foundation and the floor sheathing above, shall be insulated. It also states that "all insulation capable of absorbing water is to be protected by a vapor barrier located in the warm side of the insulation."

If properly installed, using standard construction practices, the Insulation should not contact water, therefore not generally requiring foil and/or vapor barrier backing for Installation.

Storm windows are not a requirement for cellar/basement windows.

5. Storm Windows and Doors

The purpose of installing storm windows and/or storm doors is to create a dead-air space of 3-4", thereby enhancing the composite openings' R-value. Weatherstripping shall be provided at all operable edges of storm windows and storm doors. All fixed and stationary edges shall be caulked with an appropriate sealant.

6. Thermal Doors

Installation of a thermal door that will yield an R-Value of 5.25 or higher shall be accepted instead of a regular storm door provided that the owner supplies adequate documentation (manufacturer's specifications) stipulating the thermal properties of the door.

Sliding glass doors are usually thermopane and normally would not require additional Insulation, except weatherstripping.

7. Other Types of Doors

Double, French, odd size, and second-floor balcony doors leading to screened porches (cold spaces) must have storm doors or a fixed pane of plexiglass applied and sealed to provide the desired thermal properties. Doors that are not used during the winter months are also required to have storm doors.

8. Air Locks

Older homes (especially in preservation areas) may have airlocks or enclosed foyers. In these instances, the outside door is the storm door as the foyer's air space is much larger than the 4" a storm door would provide. Some larger apartment units also have the main entrance to a common hall/stair area and subsequent doors to individual units. These would also be handled in this manner.

9. Miscellaneous Installation

Several systems on the market can be installed on the interior. Rigid plexiglass installed magnetically and properly sealed can be acceptable. Visqueen, polyethylene film, and vapor barriers applied to the exterior are not permitted.

10. Workmanship

Installation of storm windows, storm doors, attic, and cellar Insulation shall be in a good, workmanlike manner.

11. Alternate Materials

With the Code Compliance Coordinator's approval, the inspector may accept alternative materials, provided that they meet the policy's purpose and spirit.