

City of Newport Beach - Building Department

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BUILDING CODE POLICY

| Effective Date | Subject | Policy No. |
|-----------------------|--|-------------------|
| July 3, 2000 | Ventilation of Enclosed Spaces Between Rafters | 1505.3 |

UBC Section 1505.3 allows the Building Official discretion to require that attic space of wood construction and enclosed rafter spaces formed where the ceiling is applied directly to the underside of roof rafters, be ventilated to prevent condensation buildup resulting from conducive climatic conditions.

Since the City of Newport Beach is a coastal town with moderate climate throughout the year with a small temperature difference between day and night; and since there has not been a history of wood decay due to unvented cavities between rafters; and since it is not practical to provide cross ventilation of these cavities due to shear transfer requirements; it is the policy of the City of Newport Beach Building Department not to require ventilation of enclosed spaces between roof rafters.

Jay Elbetta, Building Director