BUILDING OFFICIAL DETERMINATION (BOD#1)

2-inch Gap between Roofing and Siding

Issue: Is a two-inch gap required between roofing and siding at roof-to-wall Intersections, and between siding and concrete slabs?

Rule: 2018 IRC R317.1   Location Required. Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of the AWPA U1. 2018 IRC R317.1(5) Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than six (6) inches from the ground or less than two (2) inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.

Manufacturer's installation instructions for Tru-Wood, Hardie Products, Cemplank, stucco and masonry-veneer all identify a two inch (2") minimum vertical clearance above the finish surface of the roofing. LP's installation instructions identify a one-inch (1") minimum vertical clearance. R102.4.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Application: A two-inch (2") or larger gap allows water, twigs, leaves or other foreign material or debris to pass without accumulating in sheltered areas.

Determination: A full two-inch (2") gap, not a nominal 2" gap, shall be maintained above the finished level of the roofing where roofing meets a vertical wall. A full two-inch (2") gap, not a nominal 2" gap, shall be maintained between a cement slab and any adjacent siding. Gaps created by these clearances shall be flashed unless the exposed area is concrete.

_____   August 23, 2022

Chris Grooms, Building Official   Date