

1. What is Title 24?

Title 24 is California's Building Energy Efficiency Standard designed to ensure CA buildings are energy efficient, maintain good indoor environmental quality, and further California's greenhouse gas reduction goals. These standards are updated every three years. The most recent was released in 2022 and went into effect January 1, 2023.

2. What are the most notable changes with the 2022 Title 24 regulations related to High Performance Attics & Walls?

If HVAC equipment or ducts are in the attic (not in conditioned space), the roof above an attic must be insulated to at least R-4 continuous or R-5 in the roof framing cavities. This is a new mandatory requirement for new single-family homes.

3. Do the same requirements apply to both single family and multi-family buildings?

No, multi-family is now fully separated into its own chapters. High performance attic requirements for multi-family are similar to the requirements for single family homes for roofs with attics. Multi-family buildings with low-slope roofs have separate requirements, as do walls.

4. Are commercial buildings affected by Title 24?

Title 24 also applies to commercial (nonresidential) buildings. The prescriptive requirements for metal-framed walls were increased by 11%-13%. New requirements were added to upgrade roof insulation when roof recovers or roof replacements occur.

5. What are the mandatory minimum insulation R-values for walls & attics?

The mandatory minimum insulation for any roof or attic is still R-22 (or U-0.043). However, for attics with HVAC and ducts within the attic, the roof deck now requires a mandatory minimum R-4 continuous or R-5 cavity insulation. A combination of insulation on the attic floor (R-30 to R-38) and R-19 up under the roof is still the prescriptive baseline.

The mandatory minimum insulation in 2x6 framed walls remains R-20. The mandatory minimum in 2x4 walls remains R-13.

6. What types of products do you recommend to meet these requirements?

JM offers a variety of products that will help you meet Title 24 standards. These include Climate Pro® blown-in fiberglass, Formaldehyde-free™ fiberglass batts, spray polyurethane foam (open- or Gen IV closed-cell), and AP™ foil polyiso sheathing. Contact your local territory manager for more information.

7. Is picture frame air sealing now required on each bay on the exterior wall?

Prescriptive options do not require picture frame air sealing. As long as air sealing is achieved, it will meet Title 24 requirements. Other options include house wrap or foam sheathing (with taped seams). Discuss air sealing options with your contractor for the most cost-effective solution.

8. Are there similar restriction outside of California?

Title 24 applies to California only; however, Washington is instituting similar regulations, and other states may begin to adopt some of these requirements. Be sure to stay up to date with government policies and building codes in states where you are working.

9. Are there any new QII requirements?

Quality Insulation Installation (QII) is still a prescriptive requirement and applies to both single family and multi-family new construction three stories or less. Include QII in the contractor scope, as a HERS Rater will be inspecting the work.