

Termites and SPF

What's Really Bugging the SPF Industry

Experts Panel
Session 1E
Wednesday 1/31 @ 10:15am
Room 202B



ANTITRUST POLICY STATEMENT FOR SPRAY POLYURETHANE FOAM ALLIANCE MEETINGS

- ▶ It is and shall remain the policy of the Spray Polyurethane Foam Alliance ("SPFA"), and it is the continuing responsibility of every SPFA member company, SPFA meeting or event participant, as well as SPFA staff and leadership to comply in all respects with federal and state antitrust laws. No activity or discussion at any SPFA meeting or other function may be engaged in for the purpose of bringing about any understanding or agreement among members to (1) raise, lower or stabilize prices; (2) regulate production; (3) allocate markets; (4) encourage boycotts; (5) foster unfair or deceptive trade practices; (6) assist in monopolization; or (7) in any way violate or give the appearance of violating federal or state antitrust laws.
- ▶ Any concerns or questions regarding the meaning or applicability of this policy, as well as any concerns regarding activities or discussions at SPFA meetings should be promptly brought to the attention of SPFA's Executive Director and/or its legal counsel.



EXPERTS PANEL

- ▶ Tim Kendricks, representing Alabama Pest Control Association

[Bio Here]

- ▶ Rick Duncan, SPFA

[Bio Here]



BRIEF HISTORY

- ▶ Summer 2016 APCA Meeting
- ▶ Voided warranties from several AL pest control companies followed





January 23, 2017

Homebuilders,

As we have seen the introduction and increased use of sprayed foam insulation used in construction practices, we have come to understand the importance of sprayed foam insulation regarding energy efficiency. However, there are strong concerns over the application of this product as it relates to the pest control industry.

Below is a list of applications of spray foam insulation during construction that will limit or prohibit the termite coverage that Burnum-Hahn Exterminators can offer at this time.

1. **Spray Polyurethane Foam Insulation in the Crawlspace** - A termite warranty will not be provided on any part of the structure.
2. **Spray Polyurethane Foam Insulation in the Attic** - If open cell spray foam is applied in an attic, a re-treat and repair warranty will be offered on the entire structure. If closed cell spray foam is applied in an attic, it will be excluded from the warranty but the remainder of the home will be re-treat and repair.

If spray foam is applied in the structure, we will add the following comments to the contract to educate the new homeowner:

- Spray foam provides hidden areas for termites.
- Spray foam limits our ability to inspect and treat.
- Spray foam can contribute to concealing conditions that may be conducive to termites.

We greatly appreciate your flexibility with us in working through this. We want to provide the least amount of disruption to your work flow. Please feel free to contact me directly at 205-454-9234 with any questions you may have. We understand that we are only a part of the process. Your trust and respect in us is greatly valued.

Regards,

Gary Hahn
Burnum-Hahn Exterminators, Inc.

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- Residential
- Commercial
- Industrial
- Bonded & Insured

October 13, 2016

To: Homeowners, Builders, Contractors, etc.
From: Jack Brewer, Technical Director, Board Certified Entomologist, Lewis Pest Control Inc.
Subject: **Spray Foam and Encapsulation Insulation Methods Affect Your Termite Contract**

Lewis Pest Control understands the desire to insulate homes for: energy savings, create usable attic space and to renovate crawlspaces. However, homeowners, builders, and contractors need to be aware of the difficult problems spray foam and other encapsulation insulation methods create for inspection and control of termites in the Southeast United States. Note the following and please contact our offices before installing an insulation system of any kind.

Installing Spray Foam Insulation, and other encapsulation insulation methods, in crawlspaces and attics are a structural alteration. Installation may and will cause a termite contract to be canceled.

Below are a few of the reasons...

Termite Contracts: Stipulations are present such as "...prior to the structure being structurally modified, altered, or otherwise changed ..." the customer will notify the company in writing..." and/or "...contract does not cover... damage resulting from stucco, synthetic stucco, EIFS and/or rigid foam board and/or expanded foam materials in contact with the soil and/or covering interior or exterior foundation walls in such a way as to provide termites with hidden or protected access to the structure, whether visible or not..." and/or "...company not responsible for aerial infestations..." See specific termite protection contracts for details.

U.S Department of Energy: Recommendations such as *Energy Renovations Insulation: A Guide for Contractors to Share with Homeowners* Volume 17 states on page 59, "Check with local pest control officials on ways to ensure access for termite inspections." http://apps1.cere.energy.gov/buildings/publications/pdfs/building_america/insulation_guide.pdf

Energy Codes: The 2015 International Energy Conservation Code has been adopted with modifications. The Alabama Code specifies "a 3 inch (76mm) inspection/view strip shall be provided immediately below the floor joists to permit inspections for termites." The Alabama code also limits installation to "within 9 inches (229mm) of the finished interior grade adjacent to the foundation wall." <http://adeca.alabama.gov/Divisions/Energy/Energy%20Codes/Residential/2015IECCEnergy%20Code.pdf>

The International Residential Code 2015: "In areas where the probability of termite infestation is "very heavy"...extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on exterior face or under interior or exterior foundation walls or slab foundation located below grade. The clearance between foam plastics installed above grade and exposed earth shall not be less than 6 inches (152mm)." <http://codes.iccsafe.org/view/2015-1-Codes-2015%20IRC%20HTM/Chapter%20203.html>

State Building Codes: The Florida Code specifies "prohibits installation of foam below grade on foundation walls... Installation of foam plastic insulation below grade creates an avenue for termite infestation and can defeat termite preventive measures." http://www.freshfl.com/florida.com/content/download/21893/463681/FILE/4_2_Termite_Protection_in_Buildings.pdf

Buying and Selling Home: Wood Infestation Reports or Wood Destroying Organism reports are required by lending institutions. Spray Foam and other encapsulation methods create large inaccessible areas. A report will note these inaccessible areas which may cause concern for the lending agency affecting financing and the possible sale of the structure. See specific state reports for details.

Home Inspectors: The International Association of Certified Home Inspectors website has the following excerpt "In some southern states with a high incidence of termite infestation, including Florida, ...Georgia, Alabama, Mississippi, Louisiana, ...rigid foam insulation is not allowed to come in contact with the soil. In other areas, a 6-inch gap between the top of the foundation insulation and any wood framing member is required to permit visual inspection for termites..." <https://www.iaachi.org/foam/foaminsulation.htm>

CONSIDER CAREFULLY YOUR TERMITE PROTECTION BEFORE INSTALLING INSULATION SYSTEMS.

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BRIEF HISTORY (cont'd)

- ▶ Issue discussed during August 2016 BEC meeting
- ▶ SPFA met with NPMA (National Pest Management Association)
 - ▶ September 15, 2016 - Initial Staff Meeting, Fairfax, VA
 - ▶ November 10, 2016 - In-Person TG Meeting, Raleigh, NC
 - ▶ Not a policy of NPMA, but some members have concerns regarding visual inspection
- ▶ SPFA met with NAHB Building Product Issues Committee
 - ▶ December 16, 2016 - Initial Staff Meeting, Washington, DC
 - ▶ January 9, 2017 - BPIC, Orlando, FL
 - ▶ SPFA to develop guidance document for builders and SPF ind.



BRIEF HISTORY (cont'd)

- ▶ SPFA and SFC jointly publish a termite guidance document October 10, 2017
 - ▶ Basics of termites including inspection and treatment
 - ▶ Energy efficiency concerns, especially air-sealing and insulation near foundation
 - ▶ Best practices include:
 - ▶ following building codes to provide inspection gaps
 - ▶ working with pest control companies using advanced inspection methods and having programs inclusive of SPF



Shon Richey-
AERC Board
Chairman



Who is the Alabama Energy & Residential Codes Board

17 members - 15 appointed by the Governor, 2 by the Chairman of the
Permanent Joint Legislative Committee on Energy Policy



Who is the AERC Board-continued

- ▶ Home Builders Association
- ▶ Home Builders Licensure Board
- ▶ International Code Council, Alabama Chapter
- ▶ Municipalities
- ▶ Natural Gas Industry
- ▶ Property and Casualty Insurance Industry
- ▶ Private Electric Utility
- ▶ PJLCOE, House Member
- ▶ PJLCOE, Senate Member



Alabama Energy and Residential Codes Board

- ▶ Maintains authority over all matters pertaining to the acceptance, adoption, and implementation of the Alabama Energy and Residential Codes (AERC)
- ▶ Review, amend, and adopt the AERC
- ▶ Evaluate, assess, and advise relevant entities on residential energy codes
- ▶ Make recommendations for the enactment of additional legislation as needed
- ▶ Make rules and regulations for the conduct of its board meetings, procedures, and execution of the purpose, functions, powers, and duties delegated to it
- ▶ Conduct a program of public information regarding the AERC



Semi-Conditioned Attics

- ▶ R402.2.2.1 (N1102.2.2.1) Semi-conditioned attics. Where table N1102.1.1 (R402.1.1) requires R-30 or Table N1102.1.3 (R402.1.3) requires a U-factor of 0.035, an air impermeable insulation installed to the roof deck with a U-factor of 0.05 or R-value of R-20 shall be deemed equivalent to the provisions in N1102.2.2 (R402.2.2).



Crawl Space Walls

- ▶ **R402.2.11 (N1102.2.11) Crawl space walls.** As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. The band joist shall be insulated and air sealed in accordance with Table N1102.4.1.1 (R402.4.1.1). A 3 inch (76mm) inspection/view strip shall be provided immediately below the floor joists to permit inspections for termites. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the bottom of the inspection/view strip to within 9 inches(229mm) of the finished interior grade adjacent to the foundation wall. Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with Section R408 of the International Residential Code. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and shall extend up the stem wall not less than 6 inches (153mm) and shall be attached to the stem wall.

