
TECHNICAL MEMO – BUILDING EXTERIOR PROTECTION

Purpose

To inform contractors and the public of the requirement to protect the exterior of buildings prior to insulation inspection.

Background

Historically, many projects have concentrated on finishing interior items prior to weather proofing the exterior of the building. This is not good building practice and can/has led to moisture issues within exterior wall assemblies.

Please refer to following sections in the BC Building Code for further information:

9.3.2.5. Moisture Content

9.27.2.1. Minimizing and Preventing Ingress and Damage

9.27.2.3. First and Second Planes of Protection

9.27.3.2. Sheathing Membrane Material Standard

Implementation

Insulation inspections will not be conducted unless the exterior finish, or at a minimum the building sheathing membrane (paper) is substantially completed. This would include the second plane of protection and ensuring rain water leaders are directed away from the building's exterior. Please note, some sheathing membranes have limited time frames for exposure. Failure to substantially protect the exterior may result in a stop work order being posted. In severe cases, where there is reason to believe excessive moisture has affected the insulated assembly, moisture testing may be required prior to completing interior air/vapour barriers and dry walling.

Please note: Building Bulletins and Technical Memos are prepared to provide convenient information for builders and the public, and should not be considered a replacement for reviewing Bylaws or associated legal documents. If there is any contradiction between this guide and relevant Municipal Bylaws and/or applicable Codes, the Bylaws and/or Codes will apply.