

Exterior Weather Protection

Inspection requirements for projects involving thermal assemblies

Purpose

To inform contractors and the general public of the exterior requirements to allow for insulation inspections for building projects.

Background

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



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

9.3.2.5. Moisture Content

1) Moisture content of lumber shall be not more than 19% at the time of installation.

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

Exterior sheathing membrane substantially completed for finishing interior work.

Implementation

Insulation inspections cannot be conducted unless the exterior finish or at minimum 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 is within the insulated assembly, then moisture testing may be required prior to completing interior air/vapour barriers and dry walling.

Have questions? We're here to help. Please contact the Building Department at 250-490-2571 or buildinginfo@penticton.ca for more information.